

**AMENDMENT NO. 3 TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

WHEREAS, The Meadows at Pheasant Run, Ltd., an Ohio limited liability company, with offices at 35290 Detroit Road, Avon, Ohio 44011-1634, hereafter referred to as "Successor Developer," is the owner in fee simple of the hereinbelow described real estate having acquired the same from J&B Investment Co., Inc.; and

WHEREAS, pursuant to Article XVII of the Declaration, Successor Developer is exercising its option to expand the Condominium Property by adding contiguous real estate upon which there are three (3) buildings consisting of ten (10) units and one (1) recreation building and related common areas, to the provisions of the Declaration and Section 5311 of the Ohio Revised Code.

NOW, THEREFORE, Developer hereby declares:

Article I. Legal Description of Additional Real Estate.

The legal description of the real estate being added herein is attached as Exhibit

A.

Article II. General Description of the Buildings.

The unit designation, layout, location, designation, approximate area, numbers of rooms and dimensions of each unit and the layout, location and dimensions of the common areas and facilities to be added, insofar as it is graphically possible are shown on the set of drawings prepared by John Hancock, Engineer and Surveyor of Sandusky, Ohio. Said drawings are attached hereto as "Amendment No. 3, Exhibit C." The percentage of interest of each such unit added is stated in "Exhibit B."

*For Original Declaration and By-Laws see Vol. 585 Pg. 848 Ashland Co. Records

IN WITNESS WHEREOF, said limited liability company has hereunto set its hand this 5th day of May, 1998.

Signed and acknowledged in
the presence of:

THE MEADOWS AT PHEASANT RUN, LTD.

Delia Lannon
Print
Name DELIA LANNON

By Joseph R. Scaletta
Joseph R. Scaletta, its
Managing Member

Laura H. Renfro
Print
Name LAURA H. RENFRO

STATE OF OHIO)
)
COUNTY OF Lorain) SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named **The Meadows at Pheasant Run, Ltd.**, by Joseph R. Scaletta, its Managing Member, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed individually and the free act and deed of said Ohio limited liability company.

this 5th **IN TESTIMONY WHEREOF**, I have hereunto set my name and official seal day of May, 1998.

Notary Public 
LAURA H. RENFRO, Notary Public
State of Ohio
My Commission Expires Sept. 1, 1998

EXHIBIT B

**AMENDMENT NO. 3 TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

UNIT INFORMATION SHEET

Unit Designation	Unit Type		
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)	3 (Three Bedroom - 2 Car Garage)
		Par Value	Undivided Interest
Bldg. 1-A	2	1.051	2.752
Bldg. 1-B	2	1.051	2.752
Bldg. 2-A	1	1.000	2.617
Bldg. 2-B	1	1.000	2.617
Bldg. 2-C	1	1.000	2.617
Bldg. 2-D	1	1.000	2.617
Bldg. 3-A	3	1.133	2.965
Bldg. 3-B	1	1.000	2.617
Bldg. 3-C	3	1.133	2.965
Bldg. 3-D	1	1.000	2.617
Bldg. 4-A	1	1.000	2.617
Bldg. 4-B	1	1.000	2.617
Bldg. 4-C	2	1.051	2.751
Bldg. 4-D	2	1.051	2.751
Bldg. 6-A	2	1.051	2.751
Bldg. 6-B	1	1.000	2.617
Bldg. 6-C	2	1.051	2.751
Bldg. 6-D	1	1.000	2.617
Bldg. 7-A	3	1.133	2.965
Bldg. 7-B	1	1.000	2.617
Bldg. 7-C	3	1.133	2.965
Bldg. 7-D	1	1.000	2.617

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 8-A		3	1.133	2.965
Bldg. 8-B		3	1.133	2.965
Bldg. 8-C		3	1.133	2.965
Bldg. 8-D		3	1.133	2.965
Bldg. 9-A		3	1.133	2.965
Bldg. 9-B		3	1.133	2.965
Bldg. 9-C		2	1.051	2.751
Bldg. 9-D		2	1.051	2.751
Bldg. 10-A		3	1.133	2.965
Bldg. 10-B		3	1.133	2.965
Bldg. 10-C		2	1.051	2.751
Bldg. 10-D		2	1.051	2.751
Bldg. 26-A		2	1.051	2.752
Bldg. 26-B		2	1.051	2.752
TOTAL:			38.208	100.000

EXHIBIT "B"

DESCRIPTION OF PARCEL
REMOVED FROM
CONDOMINIUM AMENDMENT NO. 2
FOR
THE MEADOWS AT PHEASANT RUN

MAY 27, 1997

Situated in the City of Ashland, Township of Montgomery, County of Ashland, State of Ohio and known as being a part of the Southwest Quarter of Section No. 16, and more fully described as follows;

Commencing at an iron pin found at the Southeast corner of the Southwest Quarter of Section No. 16, said iron pin also being on the centerline of Davis Road;

thence North $04^{\circ}04'55''$ East, along the East line of the Southwest Quarter of Section No. 16, a distance of 379.43 feet to a railroad spike found, the true place of beginning of the parcel herein described;

thence North $86^{\circ}10'08''$ West, a distance of 267.67 feet to an iron pin found;

thence South $03^{\circ}49'52''$ West a distance of 16.22 feet to an iron pin set;

thence North $86^{\circ}10'08''$ West, a distance of 138.50 feet to an iron pin set;

thence South $03^{\circ}49'52''$ West a distance of 168.00 feet to an iron pin set;

thence North $86^{\circ}10'08''$ West, a distance of 228.58 feet to an iron pin found;

thence North $03^{\circ}49'52''$ East, a distance of 306.71 feet to an iron pin found, said iron pin also being on the South line of lands now or formerly owned by Thomas Siler, trustee, as recorded in Volume 562, page 111 of the Ashland County Deed Records;

thence South $86^{\circ}05'11''$ East, along the Southerly line of said Siler parcel, a distance of 420.28 feet to an iron pin found, said iron pin also being at the Northwest corner of land now owned by Mark W. Kehl as recorded in Official Record Volume 47, Page 282 of the Ashland County Deed Records;

thence South $04^{\circ}04'55''$ West, along said Mark W. Kehl's West line, a distance of 95.00 feet to an iron pin found at the Southwest corner of said Kehl land;

thence South $86^{\circ}05'11''$ East, along the South line of said Kehl land, a distance of 215.00 feet to a railroad spike found on the East line of the Southwest Quarter of Section No. 16, said railroad spike also being on the centerline of Davis Road;

thence South $04^{\circ}04'55''$ West along the East line of the Southwest Quarter of Section No. 16 and the centerline of Davis Road, a distance of 26.57 feet to the true place of beginning containing 2.328 acres, but subject to all legal highways and easements of record. There being 0.058 Acres in a 6 foot wide strip along the north side of this parcel and 2.270 Acres in the remainder.

SURVEYOR'S CERTIFICATION:

I hereby certify that this description was prepared from the notes of a survey made August 21, 1995 by the office of Grindle and Bender, Architecture-Engineering-Surveying, Ashland, Ohio and Lowell E. Bender, Registered Surveyor No. 4978. All bearings are assumed and are for the determination of angles only. All distances are in feet and decimals thereof. All iron pins set are 5/8" x 30" with cap.



Lowell E. Bender
Registered Surveyor No. 4978

AMENDMENT NO. 3 - EXHIBIT 'C'

THE MEADOWS AT PHEASANT RUN

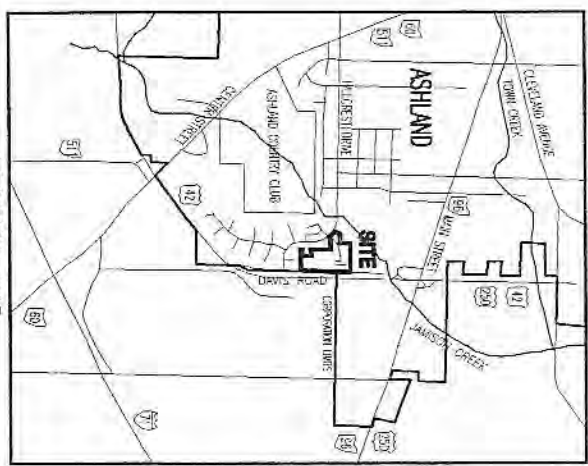
PHASE 2

CITY OF ASHLAND, ASHLAND COUNTY, OHIO

LOT AREA
2.328 AC. = 101,423.0 SF

UNIT AREAS		LIMITED COMMON AREA	
BUILDING NO. 9		BUILDING NO. 9	
UNIT A	1938.46 SF	UNIT A	671.3 SF
UNIT B	2046.25 SF	UNIT B	580.9 SF
UNIT C	1746.96 SF	UNIT C	558.2 SF
UNIT D	1639.17 SF	UNIT D	694.0 SF
			2504.4 SF
BUILDING NO. 10		BUILDING NO. 10	
UNIT A	1938.46 SF	UNIT A	925.8 SF
UNIT B	2046.25 SF	UNIT B	557.4 SF
UNIT C	1746.96 SF	UNIT C	812.7 SF
UNIT D	1639.17 SF	UNIT D	670.5 SF
			2966.4 SF
BUILDING NO. 26		BUILDING NO. 26	
UNIT A	1687.38 SF	UNIT A	959.4 SF
UNIT B	1687.38 SF	UNIT B	959.4 SF
			1918.8 SF

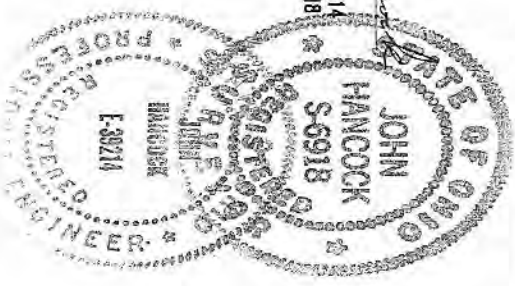
COMMON AREA		TOTAL LOT AREA	
BUILDING AREA BUILDING NO. 9		101,423.0 SF	
BUILDING AREA BUILDING NO. 10		-6,772.3 SF	
BUILDING AREA BUILDING NO. 26		-6,772.3 SF	
UNITED COMMON AREA BUILDING NO. 9		-3,374.8 SF	
UNITED COMMON AREA BUILDING NO. 10		-2,504.4 SF	
UNITED COMMON AREA BUILDING NO. 26		-2,966.4 SF	
TOTAL COMMON AREA		-1,918.8 SF	
		77,114.0 SF	



DESCRIPTION
SITUATED IN THE CITY OF ASHLAND, TOWNSHIP OF MONTGOMERY, COUNTY OF ASHLAND, STATE OF OHIO AND KNOWN AS BEING PART OF THE SOUTHWEST QUARTER OF SECTION NO. 16.

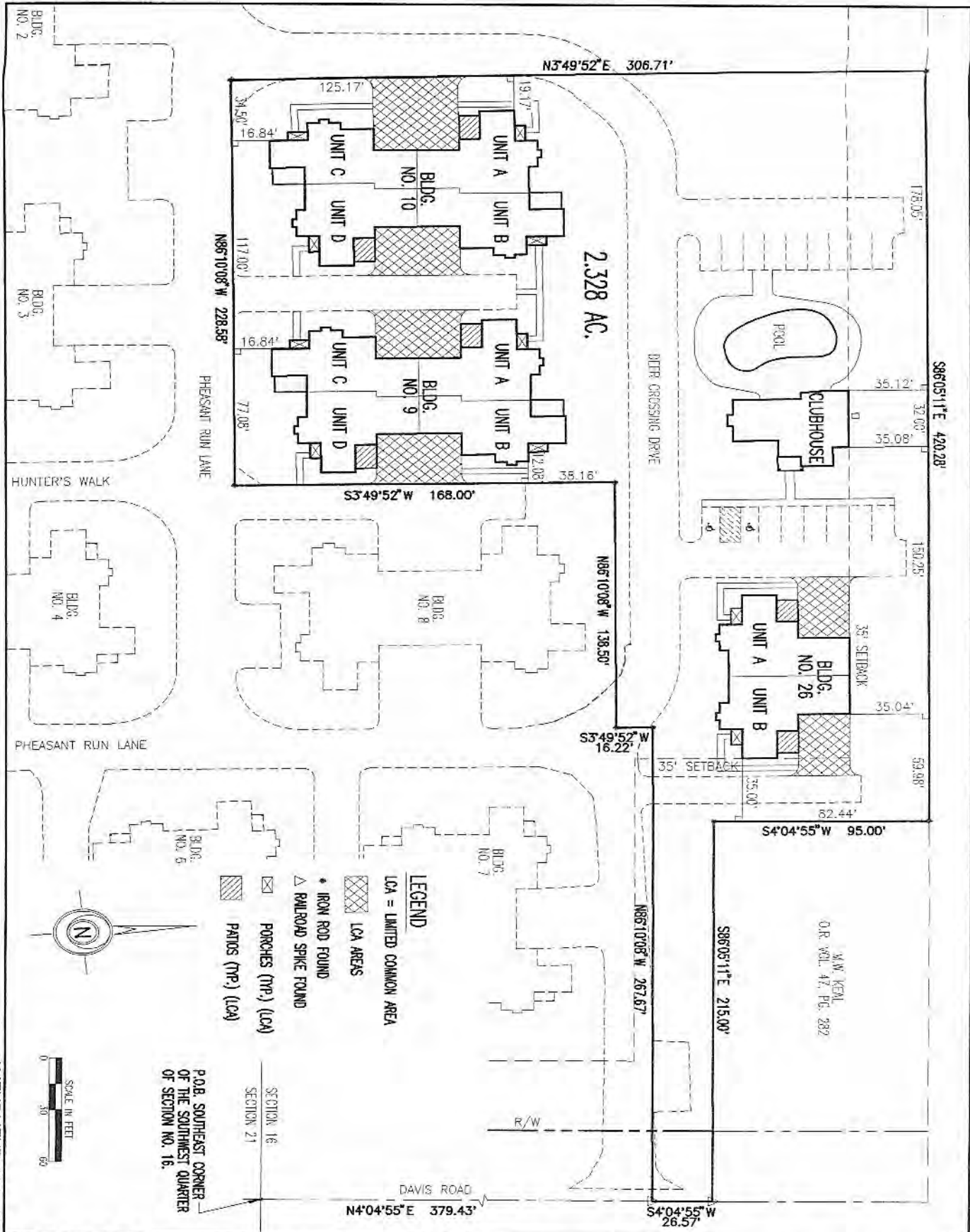
ENGINEER'S AND SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE WITHIN DRAWINGS 1 THRU 10 CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED, AND THAT THE PLAT SHOWN HEREIN WAS PREPARED FROM A SURVEY MADE BY THE OFFICE OF JOHN HANCOCK & ASSOCIATES INC., AND IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. ALL BEARINGS ARE MAGNETIC, AND ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

John H. Hancock
JOHN H. HANCOCK
REGISTERED ENGINEER NO. 39214
REGISTERED SURVEYOR NO. 6918
APRIL 10, 1998



AMENDMENT NO. 3
EXHIBIT 'C'

<p>THE MEADOWS AT PHEASANT RUN PHASE 2 CITY OF ASHLAND, ASHLAND COUNTY, OHIO BUILDING NO. 9 - UNITS A, B, C & D</p>	<p><i>John Hancock & Associates</i> INCORPORATED ENGINEERS - SURVEYORS 326 E. MARKET STREET SANDUSKY, OHIO 44870 (419) 625-7838</p>
<p>JOB NO.: 96587 DWG. BY: JKH FILE NO.: 965-2801 DATE: 04/10/98 SCALE: 1/16" = 1'-0" SHEET NO.: 1 OF 10</p>	



- LEGEND**
- LCA = LIMITED COMMON AREA
 - ▨ LCA AREAS
 - IRON ROD FOUND
 - △ RAILROAD SPIKE FOUND
 - ▩ PORCHES (TRP.) (LCA)
 - ▨ PATIOS (TRP.) (LCA)



SCALE IN FEET
0 30 60

P.O.B. SOUTHEAST CORNER
OF THE SOUTHWEST QUARTER
OF SECTION NO. 16.

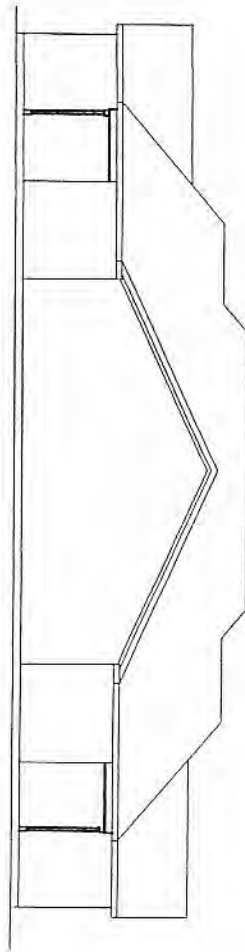
SECTION 16
SECTION 21

AMENDMENT NO. 3
EXHIBIT "C"

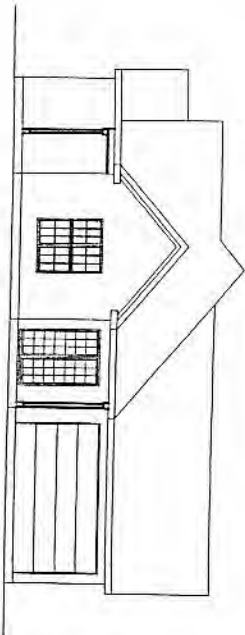
JOB NO.:	96597
IRON BR.:	JFK
FILE NO.:	965-2802
DATE:	04/10/98
SCALE:	1" = 80'
SHEET NO.:	2 OF 10

**THE MEADOWS AT PHEASANT RUN
PHASE 2**
CITY OF ASHLAND, ASHLAND COUNTY, OHIO
PHASE 2 - SITE PLAN

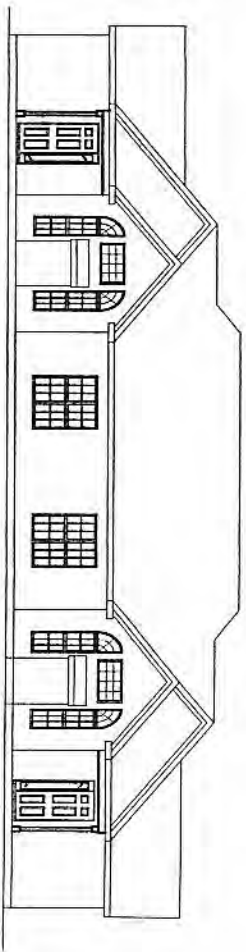
John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET STREET - SANDUSKY, OHIO 44870
(419) 625-7838



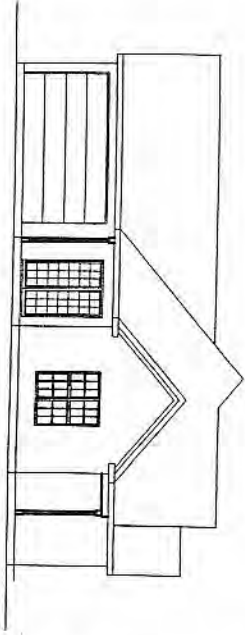
NORTH ELEVATION
SCALE 1/16" = 1'-0"



EAST ELEVATION
SCALE 1/16" = 1'-0"



SOUTH ELEVATION
SCALE 1/16" = 1'-0"



WEST ELEVATION
SCALE 1/16" = 1'-0"

ASPHALT SHINGLE ROOF
VINYL SIDING

BUILDING NO. 26 FIRST FLOOR
SCALE: 1/16" = 1'-0"

AMENDMENT NO. 3
VALID 2/20

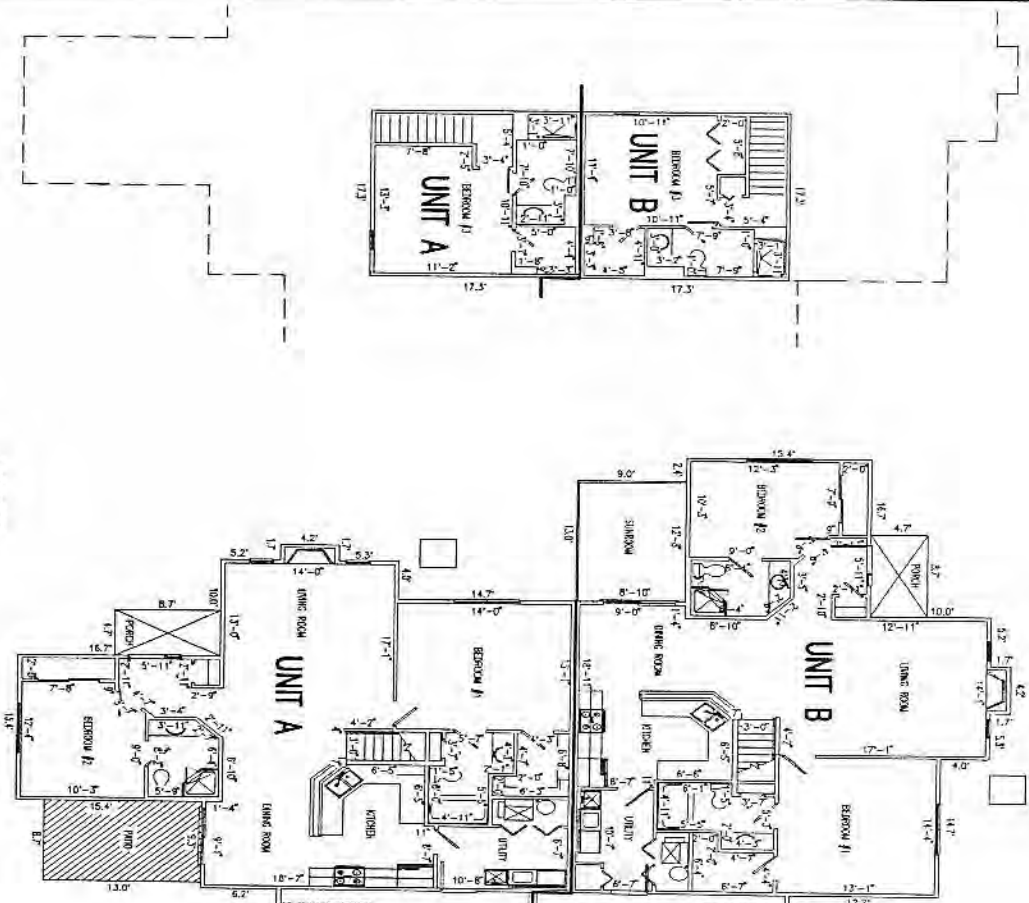
JOB NO.:	96897
DRN BY:	JK
FILE NO.:	965-2808
DATE:	04/10/98
SCALE:	1/16" = 1'-0"
SHEET NO.:	8 OF 10

THE MEADOWS AT PHEASANT RUN
PHASE 2
CITY OF ASHLAND, ASHLAND COUNTY, OHIO
BUILDING NO. 26 - UNITS A, & B

John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET STREET SANDUSKY, OHIO 44870
(419) 625-7838

BUILDING NO. 9 SECOND FLOOR

SCALE: 1/16" = 1'-0"

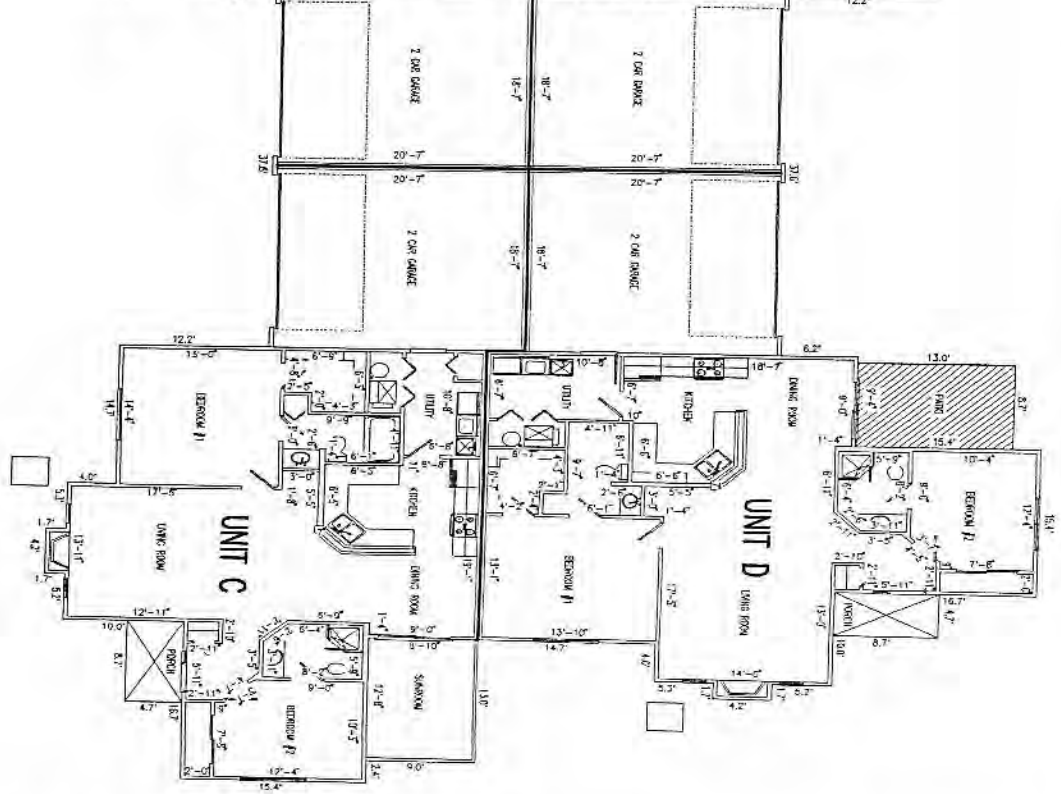


LEGEND

-  LCA = UNITED COMMON AREA
-  LCA AREAS
-  PORCHES (MP.) (LCA)
-  PATIOS (MP.) (LCA)

BUILDING NO. 9 FIRST FLOOR

SCALE: 1/16" = 1'-0"

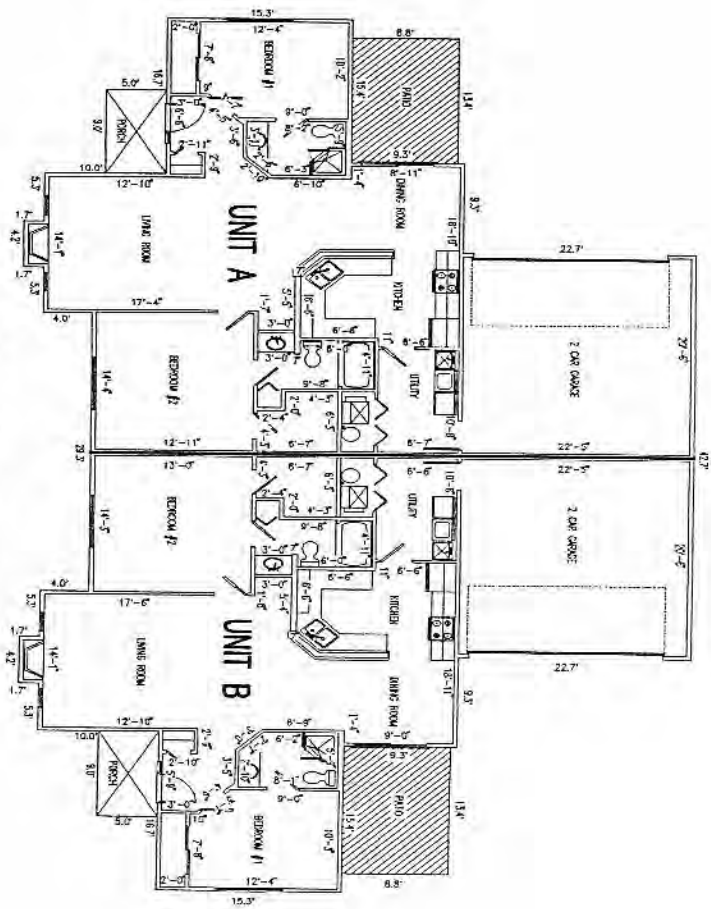


AMENDMENT NO. 3
PLUMBING #28





JOB NO.:	9657
DATE:	04/10/98
FILE NO.:	965-2003
DATE:	04/10/98
SCALE:	1/16" = 1'-0"
SHEET NO.:	3 OF 10

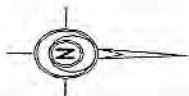
**THE MEADOWS AT PHEASANT RUN
PHASE 2**
CITY OF ASHLAND, ASHLAND COUNTY, OHIO
BUILDING NO. 9 - UNITS A, B, C & D

John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
376 E. MARKET STREET SANDUSKY, OHIO 44870
(419) 625-7838



BUILDING NO. 26 FIRST FLOOR
 SCALE: 1/16" = 1'-0"

- LEGEND**
-  LCA = LIMITED COMMON AREA
 -  LCA AREAS
 -  PORCHES (TRP.) (LCA)
 -  PATIOS (TRP.) (LCA)

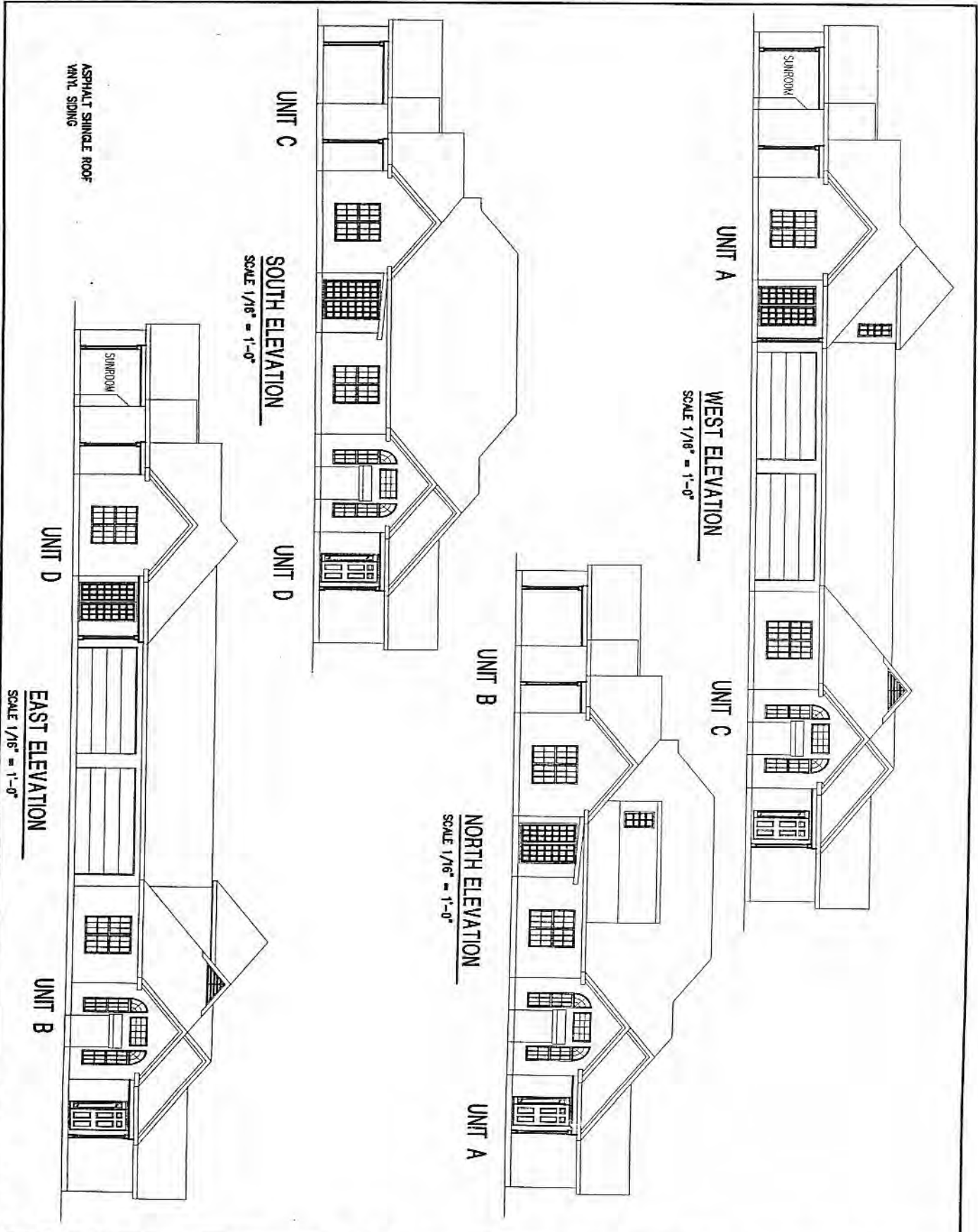


AMENDMENT NO. 3
 REVISED 11/20/98

JOB NO.	96597
DRN. BY	JH
FILE NO.	965-2807
DATE	04/10/98
SCALE	1/16" = 1'-0"
SHEET NO.	7 OF 10

THE MEADOWS AT PHEASANT RUN
 PHASE 2
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO
 BUILDING NO. 26 - UNITS A, & B

John Hancock & Associates
 INCORPORATED
 ENGINEERS - SURVEYORS
 326 E. MARKET STREET SANDUSKY, OHIO 44870
 (419) 625-7838



AMENDMENT NO. 3
CIVILIT 21/23

JOB NO.	9897
DRAWN BY	JK
FILE NO.	985-2806
DATE	04/10/98
SCALE	1/16" = 1'-0"
SHEET NO.	6 OF 10

THE MEADOWS AT PHEASANT RUN
 PHASE 2
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO
 BUILDING NO. 10 - UNITS A, B, C & D

John Hancock & Associates
 INCORPORATED
 ENGINEERS - SURVEYORS
 326 E. MARKET STREET SANDUSKY, OHIO 44870
 (419) 625-7838

BUILDING NO. 10 SECOND FLOOR

SCALE 1/16" = 1'-0"

BUILDING NO. 10 FIRST FLOOR

SCALE 1/16" = 1'-0"

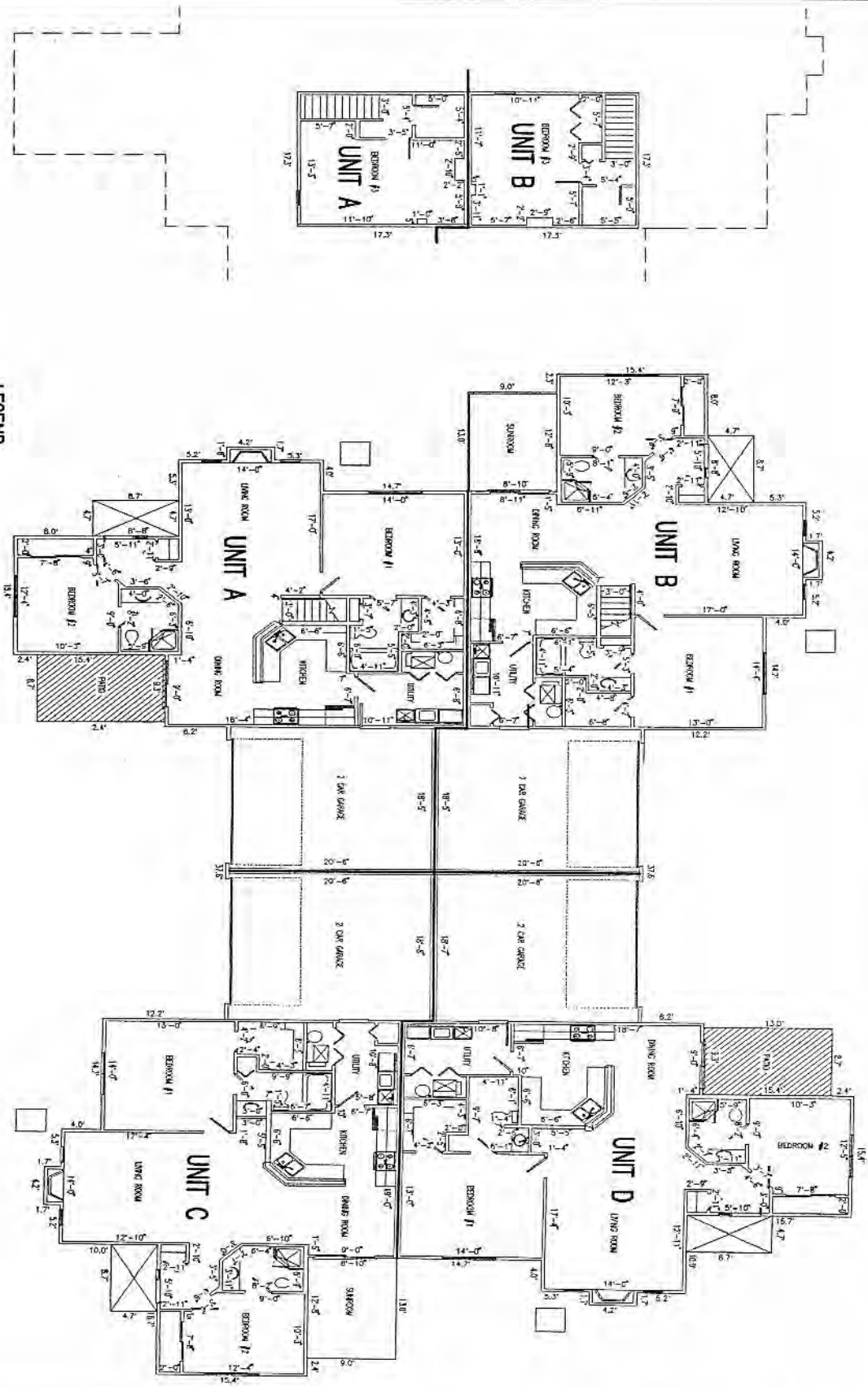
LEGEND

LCA = UNITED COMMON AREA

LCA AREAS

PORCHES (TRP) (LCA)

PATIOS (TRP) (LCA)

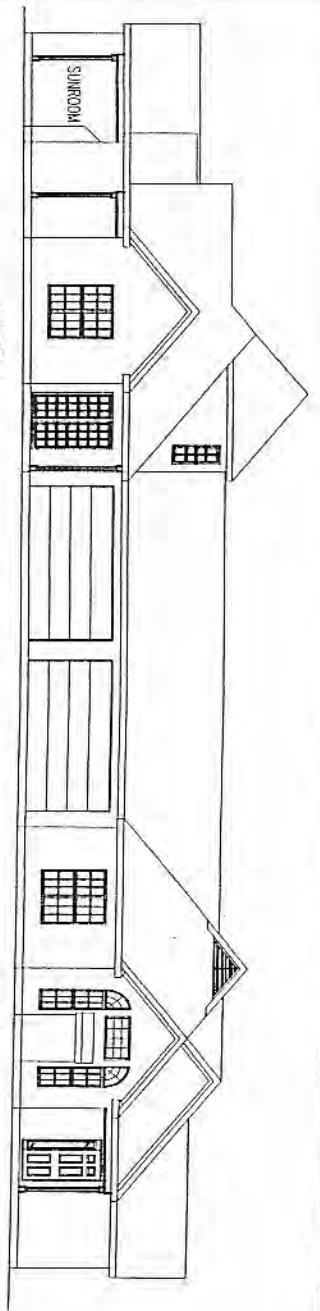


AMENDMENT NO. 3
EVIDIT "3"

**THE MEADOWS AT PHEASANT RUN
PHASE 2**
CITY OF ASHLAND, ASHLAND COUNTY, OHIO
BUILDING NO. 10 - UNITS A, B, C & D

John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET STREET SANDUSKY, OHIO 44870
(419) 625-7838

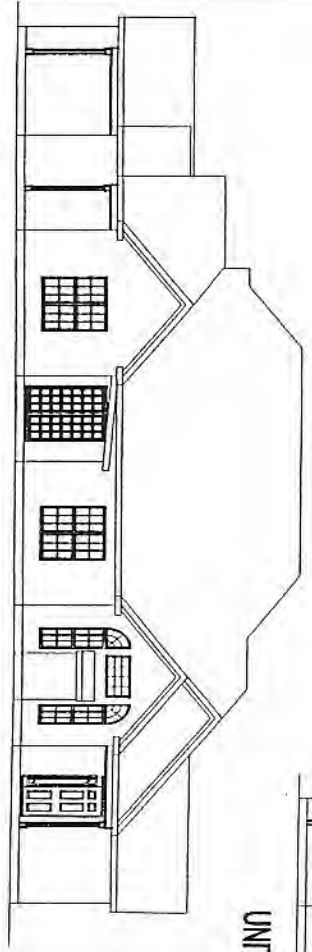
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DWN. BY: JH
FILE NO.: 965-2805
DATE: 04/10/98
SCALE: 1/16" = 1'-0"
SHEET NO.: 5 OF 10



UNIT A

WEST ELEVATION
SCALE 1/16" = 1'-0"

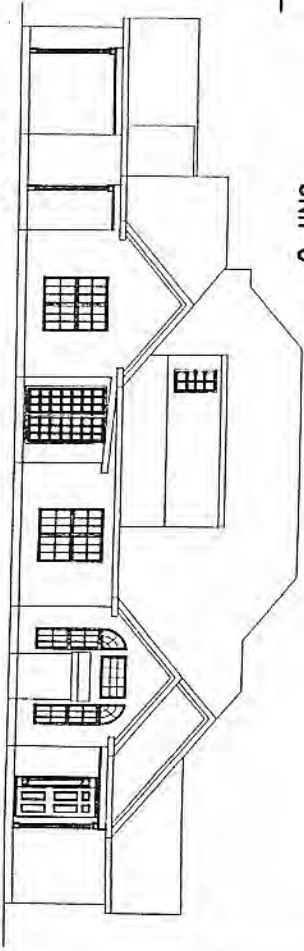
UNIT C



UNIT C

SOUTH ELEVATION
SCALE 1/16" = 1'-0"

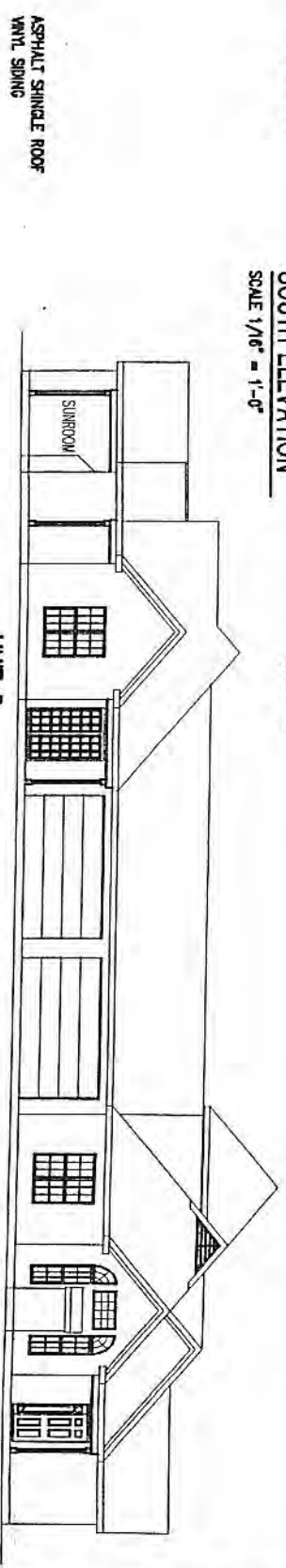
UNIT D



UNIT B

NORTH ELEVATION
SCALE 1/16" = 1'-0"

UNIT A



UNIT D

EAST ELEVATION
SCALE 1/16" = 1'-0"

UNIT B

ASPHALT SHINGLE ROOF
VINYL SIDING

AMENDMENT NO. 3

JOB NO.: 96557
 DRAWN BY: JHK
 FILE NO.: 96C-2895
 DATE: 04/10/98
 SCALE: 1/16" = 1'-0"
 SHEET NO.: 6 OF 10

THE MEADOWS AT PHEASANT RUN
 PHASE 2
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO
 BUILDING NO. 10 - UNITS A, B, C & D

John Hancock & Associates
 INCORPORATED
 ENGINEERS - SURVEYORS
 326 E. MARKET STREET SANDUSKY, OHIO 44870
 (419) 625-7838

AMENDMENT NO. 4 TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

(Addition of Building 5 and related Common Areas)

This will certify that copies of this Amendment No. 4 to Declaration of Condominium Ownership with the Description, Unit Information Sheet and Drawings attached thereto as Exhibits A, B and C, respectively, have been filed in the office of the County Auditor, Ashland County, Ohio.

October 2, 1998

Q 8839

S. E. Ryland
S. E. Ryland, County Auditor *SR*

Received for record October 2nd, 1998 at 3:31 o'clock, P. m. Recorded October 2nd, 1998 in Volume 111, Page 978-989, Ashland County, Ohio.

Barbara J. Harding

Barbara Harding
County Recorder

Recorder's Fee: \$ 56.00

This Instrument Prepared By:

Arthur V.N. Brooks, Esq.
Baker & Hostetler LLP
1900 East Ninth Street, Suite 3200
Cleveland, Ohio 44114-3485
(216) 621-0200

VOL 111 PAGE 978

**AMENDMENT NO. 4 TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

WHEREAS, The Meadows at Pheasant Run, Ltd., an Ohio limited liability company, with offices at 35290 Detroit Road, Avon, Ohio 44011-1634, hereafter referred to as "Successor Developer," is the owner in fee simple of the hereinbelow described real estate having acquired the same from J&B Investment Co., Inc.; and

WHEREAS, pursuant to Article XVII of the Declaration, Successor Developer is exercising its option to expand the Condominium Property by adding contiguous real estate upon which there is one (1) building consisting of four (4) units and related common areas, to the provisions of the Declaration and Section 5311 of the Ohio Revised Code.

NOW, THEREFORE, Developer hereby declares:

Article I. Legal Description of Additional Real Estate.

The legal description of the real estate being added herein is attached as Exhibit

A.
Deed References Vol. 585 Page 848

Article II. General Description of the Buildings.

The unit designation, layout, location, designation, approximate area, numbers of rooms and dimensions of each unit and the layout, location and dimensions of the common areas and facilities to be added, insofar as it is graphically possible are shown on the set of drawings prepared by John Hancock, Engineer and Surveyor of Sandusky, Ohio. Said drawings are attached hereto as "Amendment No. 4, Exhibit C." The percentage of interest of each such unit added is stated in "Exhibit B."

IN WITNESS WHEREOF, said limited liability company has hereunto set its hand this 1ST day of October, 1998.

Signed and acknowledged in
the presence of:

THE MEADOWS AT PHEASANT RUN, LTD.

Delia A. Lannon
Print
Name Delia A. Lannon

By Joseph R. Scaletta
Joseph R. Scaletta, its
Managing Member

Michael J. DeAnna
Print
Name Michael J. DeAnna

STATE OF OHIO)
)
COUNTY OF LORAIN)

SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named **The Meadows at Pheasant Run, Ltd.**, by Joseph R. Scaletta, its Managing Member, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed individually and the free act and deed of said Ohio limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 1ST day of October, 1998.


Notary Public

Michael J. DeAnna
Notary Public, State of Ohio, Cuy. Cty.
My Commission Expires Apr. 21, 2002

EXHIBIT "A"

AMENDMENT NO. 4

DESCRIPTION OF PARCEL
FOR
THE MEADOWS AT PHEASANT RUN

September 28, 1998

Situate in the State of Ohio, County of Ashland, Township of Montgomery, City of Ashland, and being part of the Southwest Quarter of Section No. 16 and part of the Northwest Quarter of Section No. 21, and being more particularly described as follows:

Beginning at a 1 inch iron rod found in the centerline of Davis Road at the Southeast corner of the Southwest Quarter of Section No. 16;

thence, S 3°49'52" W with the centerline of Davis Road and with the east line of the Northwest Quarter of Section No. 21, a distance of 88.77 feet to a point;

thence, N 86°10'08" W, a distance of 210.18 feet to a point;

thence, N 16°57'21" W, a distance of 95.33 feet to a point in the north line of the Northwest Quarter of Section No. 21;

thence, N 3°49'52" E, a distance of 110.88 feet to a point;

thence, S 86°10'08" E, a distance of 244.50 feet to a point;

thence, S 4°04'55" W with the east line of the Southwest Quarter of Section No. 16, a distance of 111.24 feet to the point of beginning, containing 1.0864 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are based on the east line of the Southwest Quarter of Section No. 16 bearing S 4°04'55" W.

John Hancock & Associates, Inc.

John Hancock, P.S.

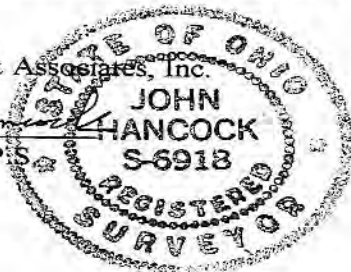


EXHIBIT B

**AMENDMENT NO. 4 TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

UNIT INFORMATION SHEET

Unit Designation	Unit Type	Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage) 2 (Two Bedroom - 2 Car Garage) 3 (Three Bedroom - 2 Car Garage)		
Bldg. 1-A	2	1.051	2.470
Bldg. 1-B	2	1.051	2.470
Bldg. 2-A	1	1.000	2.348
Bldg. 2-B	1	1.000	2.348
Bldg. 2-C	1	1.000	2.348
Bldg. 2-D	1	1.000	2.348
Bldg. 3-A	3	1.133	2.661
Bldg. 3-B	1	1.000	2.348
Bldg. 3-C	3	1.133	2.661
Bldg. 3-D	1	1.000	2.348
Bldg. 4-A	1	1.000	2.348
Bldg. 4-B	1	1.000	2.348
Bldg. 4-C	2	1.051	2.469
Bldg. 4-D	2	1.051	2.469
Bldg. 5-A	3	1.133	2.661
Bldg. 5-B	3	1.133	2.661
Bldg. 5-C	2	1.051	2.469
Bldg. 5-D	2	1.051	2.469
Bldg. 6-A	2	1.051	2.469
Bldg. 6-B	1	1.000	2.348
Bldg. 6-C	2	1.051	2.469
Bldg. 6-D	1	1.000	2.348

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 7-A		3	1.133	2.661
Bldg. 7-B		1	1.000	2.348
Bldg. 7-C		3	1.133	2.661
Bldg. 7-D		1	1.000	2.348
Bldg. 8-A		3	1.133	2.661
Bldg. 8-B		3	1.133	2.661
Bldg. 8-C		3	1.133	2.661
Bldg. 8-D		3	1.133	2.661
Bldg. 9-A		3	1.133	2.661
Bldg. 9-B		3	1.133	2.661
Bldg. 9-C		2	1.051	2.469
Bldg. 9-D		2	1.051	2.469
Bldg. 10-A		3	1.133	2.661
Bldg. 10-B		3	1.133	2.661
Bldg. 10-C		2	1.051	2.469
Bldg. 10-D		2	1.051	2.469
Bldg. 26-A		2	1.051	2.470
Bldg. 26-B		2	1.051	2.470
TOTAL:			42.576	100.000

AMENDMENT NO. 4 - EXHIBIT 'C'

THE MEADOWS AT PHEASANT RUN

PHASE 3

CITY OF ASHLAND, ASHLAND COUNTY, OHIO

LOT AREA

1.0864 AC. = 47,322.14 SF

UNIT AREAS *

BUILDING NO. 5	
UNIT A	1935.80 SF
UNIT B	2047.27 SF
UNIT C	2953.04 SF
UNIT D	2864.12 SF

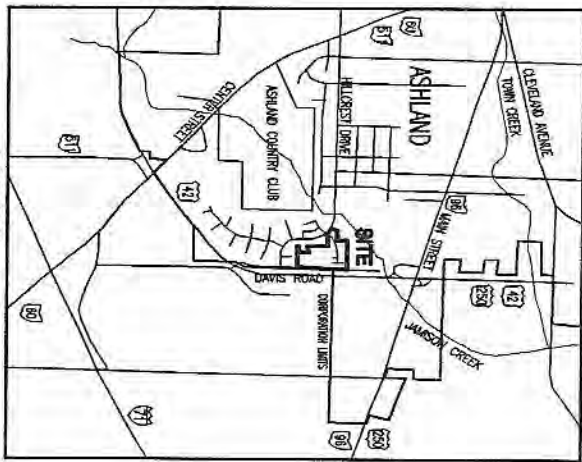
LIMITED COMMON AREA

BUILDING NO. 5	
UNIT A	697.2 SF
UNIT B	561.6 SF
UNIT C	565.1 SF
UNIT D	691.8 SF
	2515.7 SF

* AREAS WERE DETERMINED FROM OUTSIDE FOUNDATION TO CENTERLINE OF COMMON WALL.

COMMON AREA

TOTAL LOT AREA	47,322.1 SF
BUILDING AREA BUILDING NO. 5	6,762.0 SF
LIMITED COMMON AREA BUILDING NO. 5	2,515.7 SF
TOTAL COMMON AREA	38,044.4 SF



LOCATION MAP

DESCRIPTION

SITUATED IN THE CITY OF ASHLAND, TOWNSHIP OF MONTGOMERY, COUNTY OF ASHLAND, STATE OF OHIO AND KNOW AS BEING PART OF THE SOUTHWEST QUARTER OF SECTIONS NO. 16 AND NO. 21.

ENGINEER'S AND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE WITHIN DRAWINGS 1 THRU 6 CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED, AND THAT THE PLAT SHOWN HEREIN WAS PREPARED FROM A SURVEY MADE BY THE OFFICE OF JOHN HANCOCK & ASSOCIATES INC., AND IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. ALL BEARINGS ARE MAGNETIC, AND ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

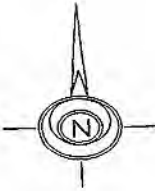
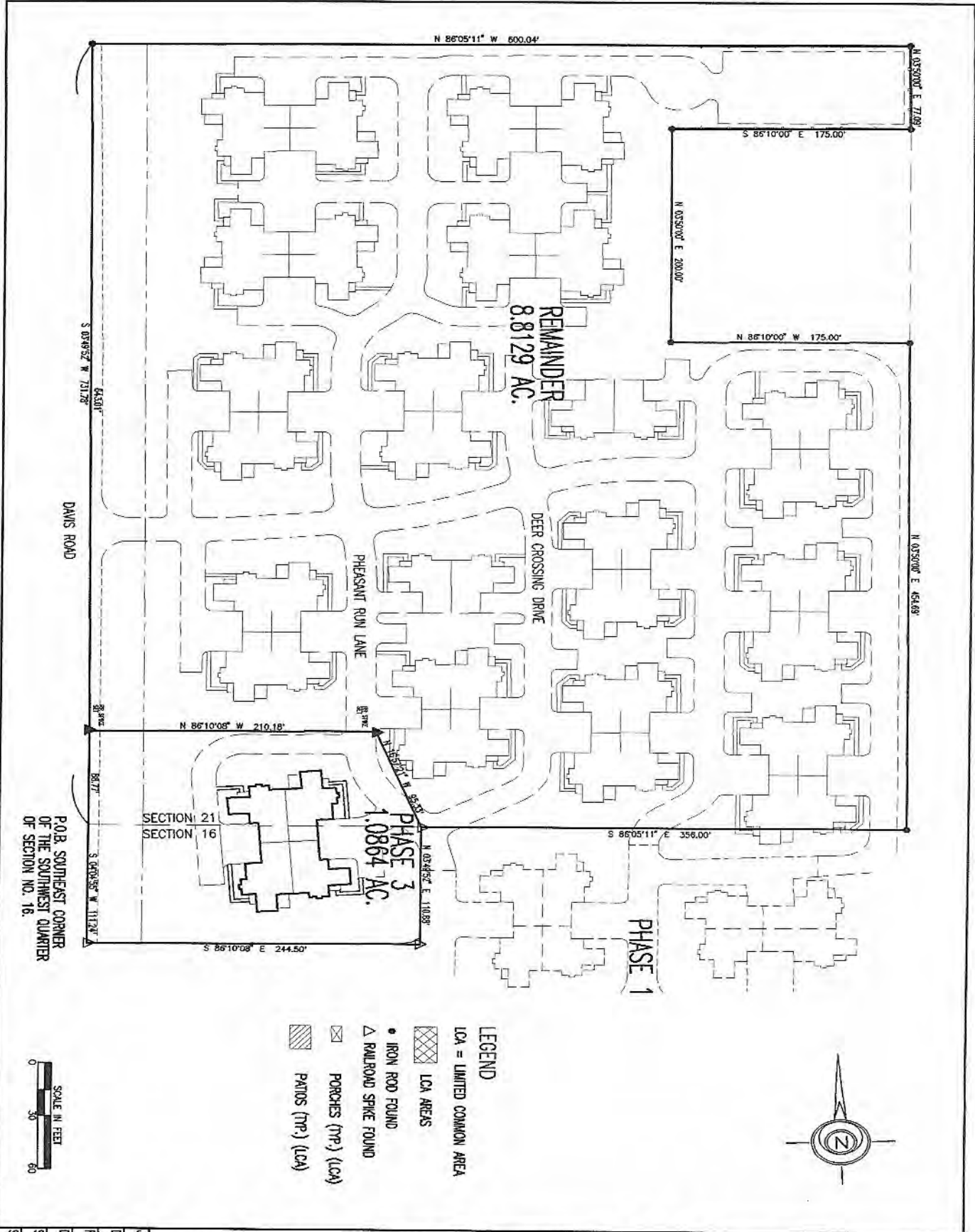
JOHN H. HANCOCK
 REGISTERED ENGINEER NO. 39214
 REGISTERED SURVEYOR NO. 6918
 SEPTEMBER 30, 1998

John Hancock & Associates
 INCORPORATED
 ENGINEERS - SURVEYORS
 320 E. MARKET STREET SANDUSKY, OHIO 44870
 (419) 625-7838

THE MEADOWS AT PHEASANT RUN
 PHASE 3
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO
 BUILDING NO. 5 - UNITS A, B, C & D

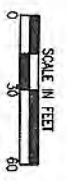
JOB NO.:	96597
DATE:	09/30/98
SCALE:	NO SCALE
SHEET NO.:	1 OF 6
FILE NO.:	965-0111
DATE:	09/30/98
SCALE:	NO SCALE
SHEET NO.:	1 OF 6

AMENDMENT NO. 4
 EXHIBIT "C"



LEGEND

- LCA = LIMITED COMMON AREA
- ▨ LCA AREAS
- IRON ROD FOUND
- △ RAILROAD SPIKE FOUND
- ⊠ PORCHES (TRP) (LCA)
- ▤ PATIOS (TRP) (LCA)



AMENDMENT NO. 4
 EXHIBIT "C"

<p>JOB NO.: 98597 DNN BR: JH FILE NO.: 985-2012 DATE: 09/30/98 SCALE: 1" = 60' SHEET NO.: 2 OF 6</p>	<p>THE MEADOWS AT PHEASANT RUN PHASE 3 CITY OF ASHLAND, ASHLAND COUNTY, OHIO REMAINING PARCEL</p>	<p><i>John Hancock & Associates</i> INCORPORATED ENGINEERS - SURVEYORS 326 E. MARKET STREET SANDUSKY, OHIO 44870 (419) 625-7838</p>
---	---	---

DEER CROSSING DRIVE

PHEASANT RUN LANE

DAVIS ROAD

BLDG. NO. 24

BLDG. NO. 25

BLDG. NO. 11

REMAINDER

N 86°10'08" W 210.18'

RR SPIKE
N 119°57'51" W 96.33'

S 03°49'52" W 731.78'

88.77'

SECTION 21
SECTION 16

PHASE 3

PHASE 1

N 03°49'52" E 110.88'

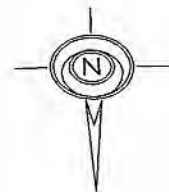
P.O.B. S 04°04'55" W 111.24'

68.17' S 86°10'08" E 244.50'

LEGEND

- LCA = LIMITED COMMON AREA
- ▨ LCA AREAS
- IRON ROD FOUND
- △ RAILROAD SPIKE FOUND
- ☒ PORCHES (T.P.) (LCA)
- ▨ PATIOS (T.P.) (LCA)

DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.



AMENDMENT NO. 4
EXHIBIT "C"

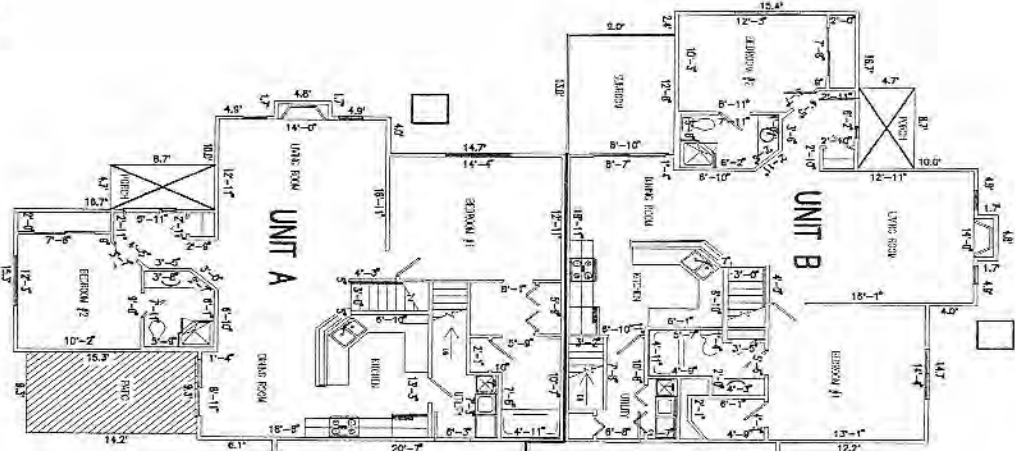
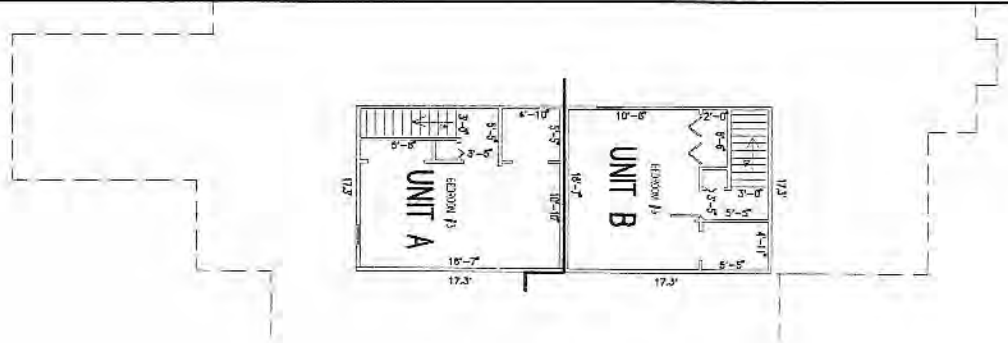
THE MEADOWS AT PHEASANT RUN
PHASE 3
CITY OF ASHLAND, ASHLAND COUNTY, OHIO
PHASE 3 PARCEL

John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET STREET SANDUSKY, OHIO 14070
(419) 625-7838

JOB NO.:	96597
DRN BY:	JK
FILE NO.:	965-201.3
DATE:	09/30/18
SCALE:	1" = 30'
SHEET NO.:	3 OF 5

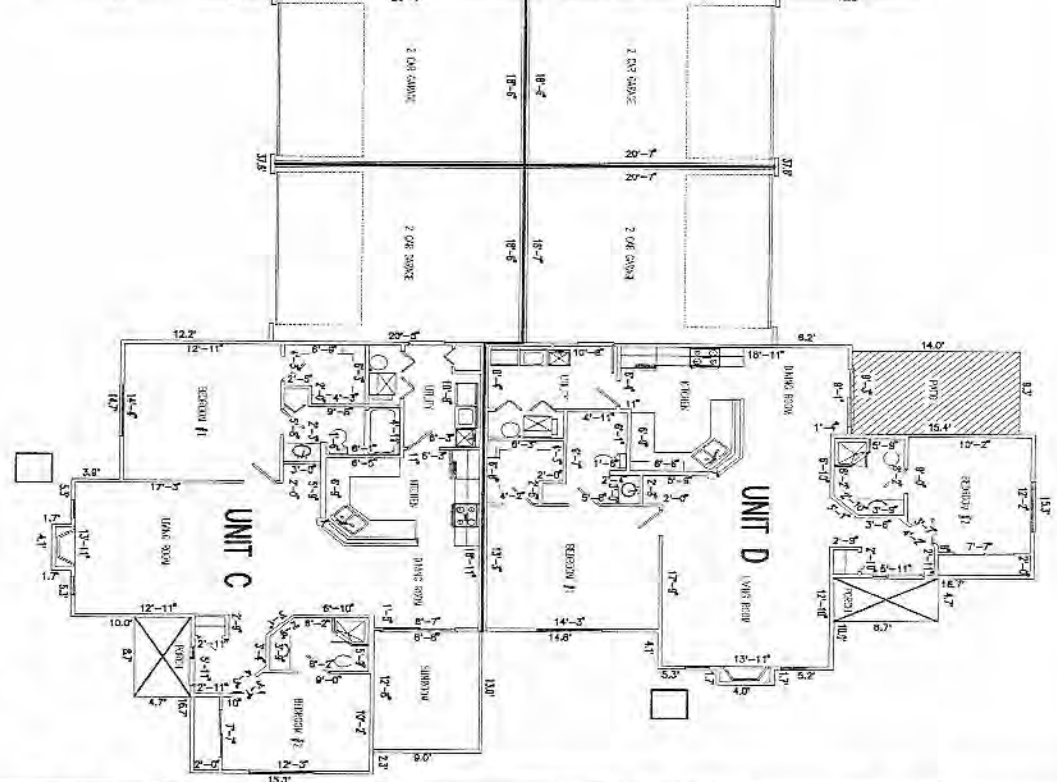
BUILDING NO. 5 SECOND FLOOR

SCALE: 1/16" = 1'-0"

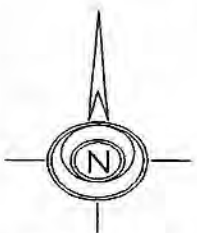


BUILDING NO. 5 FIRST FLOOR

SCALE: 1/16" = 1'-0"



LEGEND
 LCA = LIMITED COMMON AREA
 LCA AREAS
 PORCHES (TRP.) (LCA)
 PATIOS (TRP.) (LCA)

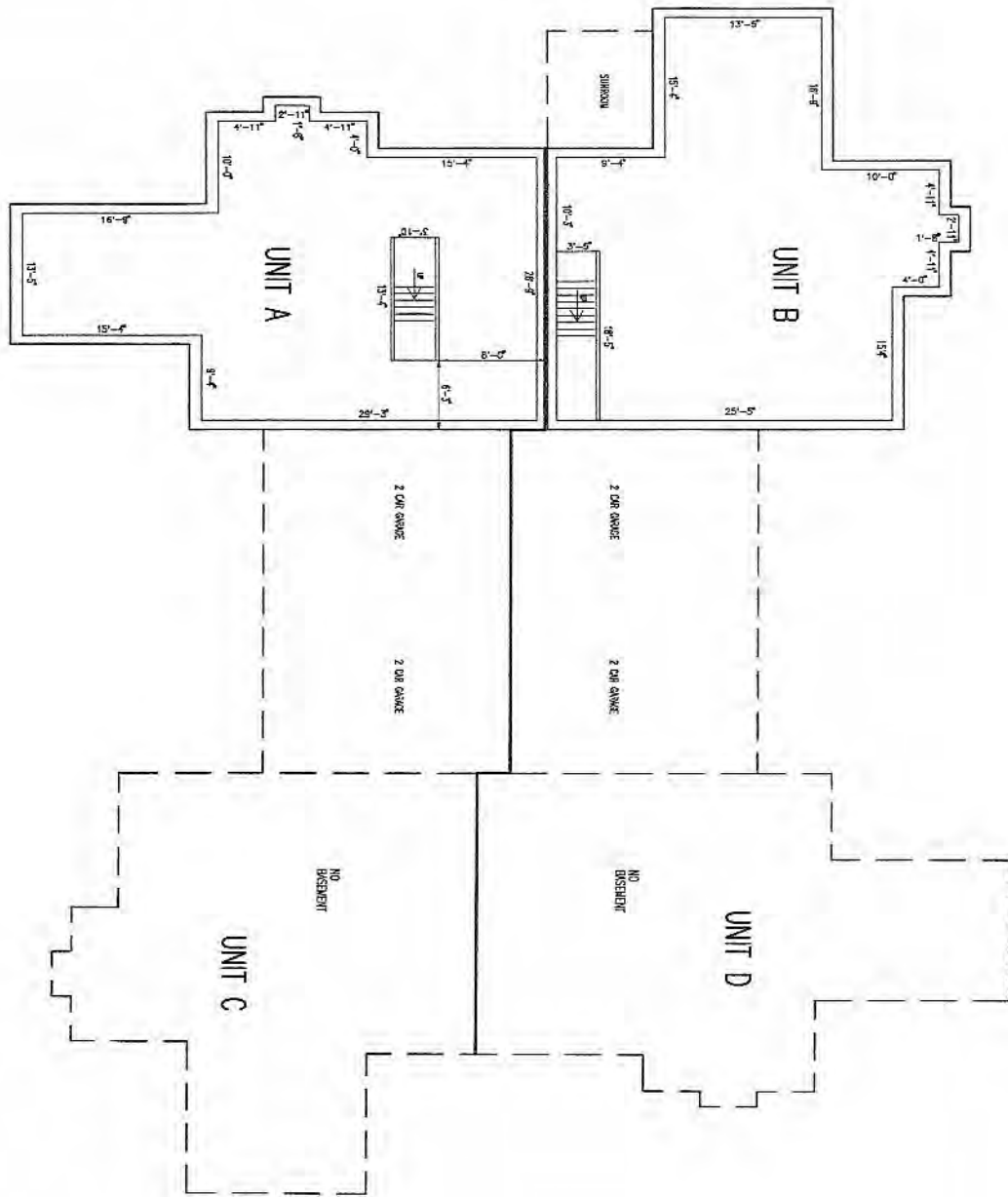


AMENDMENT NO. 4
 EXHIBIT "C"

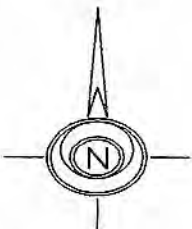
JOB NO.:	98587
DRN BR:	JK
FILE NO.:	985-2014
DATE:	09/30/98
SCALE:	1/16" = 1'-0"
SHEET NO.:	4 OF 6

THE MEADOWS AT PHEASANT RUN
 PHASE 3
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO
 BUILDING NO. 5 - UNITS A, B, C & D

John Hancock & Associates
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 ENGINEERS - SURVEYORS
 320 E. MARKET STREET SPANGLUSKY, OHIO 44870
 (419) 625-7838



BUILDING NO. 5 BASEMENT
 SCALE: 1/16" = 1'-0"

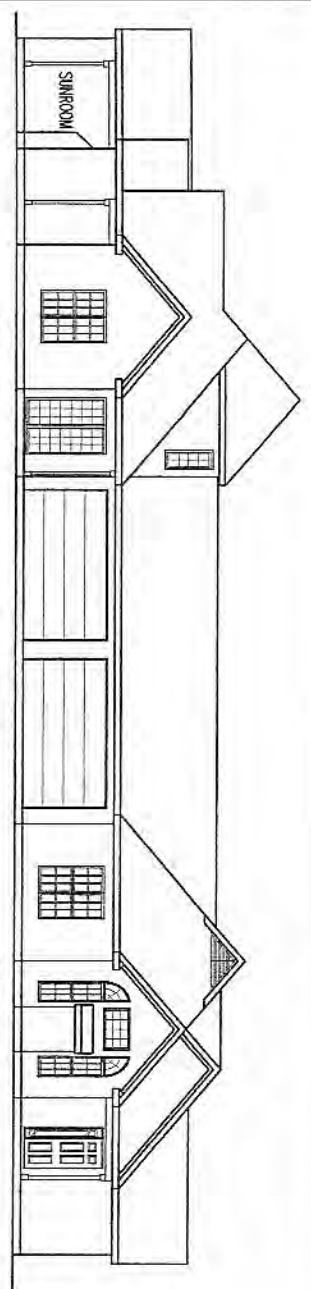


AMENDMENT NO. 4
 EXHIBIT "C"

JOB NO.: 96593
 DWN BY: jfk
 FILE NO.: 965-2015
 DATE: 09/30/08
 SCALE: 1/16" = 1'-0"
 SHEET NO.: 5 OF 6

THE MEADOWS AT PHEASANT RUN
 PHASE 3
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO
 BUILDING NO. 5 - UNITS A, B, C & D

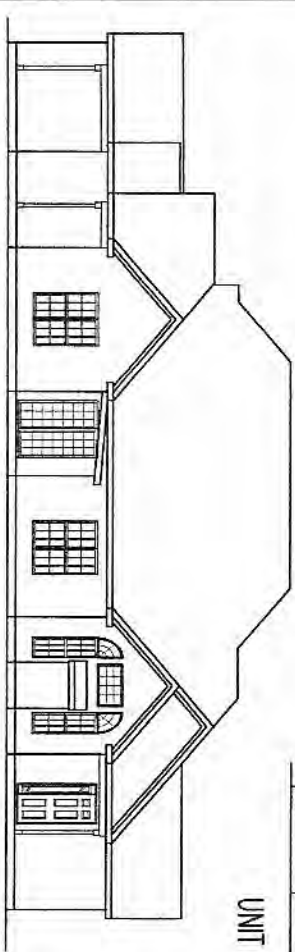
John Hancock & Associates
 INCORPORATED
 ENGINEERS - SURVEYORS
 326 E. MARKET STREET SANDUSKY, OHIO 44870
 (419) 625-7838



UNIT A

WEST ELEVATION
SCALE 1/16" = 1'-0"

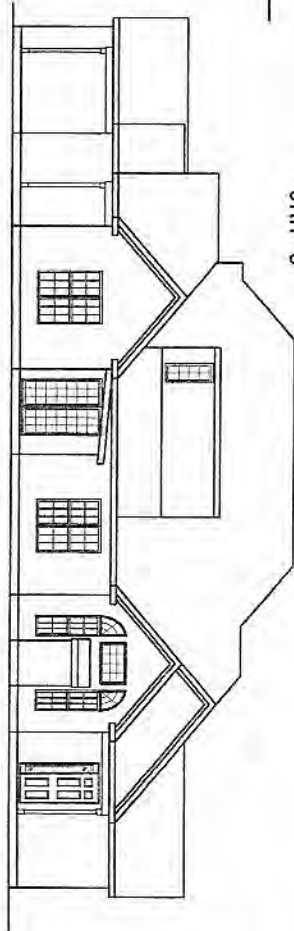
UNIT C



UNIT C

SOUTH ELEVATION
SCALE 1/16" = 1'-0"

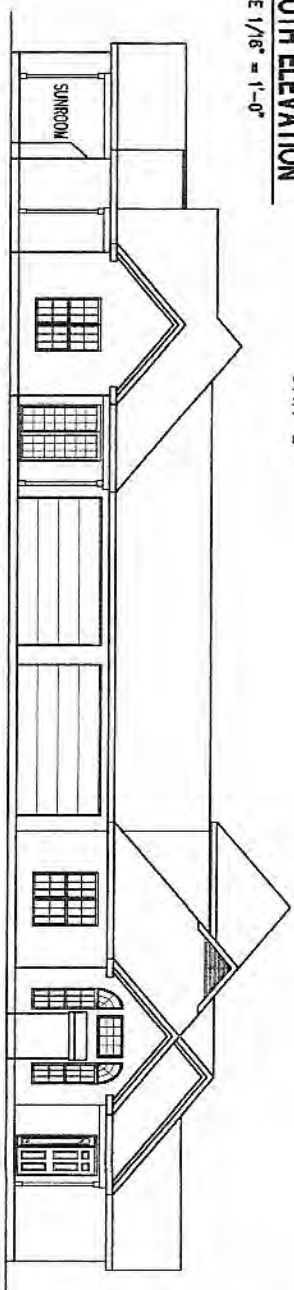
UNIT D



UNIT B

NORTH ELEVATION
SCALE 1/16" = 1'-0"

UNIT A



UNIT D

EAST ELEVATION
SCALE 1/16" = 1'-0"

UNIT B

ASPHALT SHINGLE ROOF
VINYL SIDING

JOB NO.: 98537
 DWN BY: jfk
 FILE NO.: 985-2016
 DATE: 09/30/98
 SCALE: 1/16" = 1'-0"
 SHEET NO.: 6 OF 6

THE MEADOWS AT PHEASANT RUN
 PHASE 3
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO
 BUILDING NO. 5 - UNITS A, B, C & D

John Hancock & Associates
 INCORPORATED
 ENGINEERS - SURVEYORS
 326 C. MARKET STREET SANDUSKY, OHIO 44870
 (419) 625-7838

AMENDMENT NO. 4
 EXHIBIT "C"

AMENDMENT NO. 5 TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

(Addition of Buildings 11, 24 and 25 and related Common Areas)

This will certify that copies of this Amendment No. 5 to Declaration of Condominium Ownership with the Descriptions, Unit Information Sheet and Drawings attached thereto as Exhibits A, B and C, respectively, have been filed in the office of the County Auditor, Ashland County, Ohio.

RECEIVED

April 15, 1999

APR 15 1999

PHILIP H. LEIBOLT
ASHLAND COUNTY AUDITOR

Philip H. Leibolt, Auditor
S. E. Ryland, County Auditor J.L.

3496

Received for record April 15, 1999 at 11:56 o'clock, A.m., Recorded April 15, 1999 in Volume 132, Page 972-989, Ashland County, Ohio Records.

Barbara Harding

Barbara Harding
County Recorder

Recorder's Fee: \$ 80.00

This Instrument Prepared By:

Lawrence V. Lindberg, Esq.
Baker & Hostetler, LLP
1900 East Ninth Street, Suite 3200
Cleveland, Ohio 44114-3485
(216) 621-0200

VOL 132 PAGE 972

**AMENDMENT NO. 5 TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

WHEREAS, The Meadows at Pheasant Run Condominiums is a condominium development pursuant to the laws of the State of Ohio, having been created by Declaration and By-Laws of The Meadows at Pheasant Run Condominiums recorded on August 9, 1994 in Volume 585, Pages 848-899 of the Deed Records of Ashland County, Ohio, as such Declaration has been amended to date;

WHEREAS, The Meadows at Pheasant Run, Ltd., an Ohio limited liability company, with offices at 35290 Detroit Road, Avon, Ohio 44011-1634, hereafter referred to as "Successor Developer," is the owner in fee simple of the hereinbelow described real estate having acquired the same from J&B Investment Co., Inc., and is the Successor Developer under the Declaration;

WHEREAS, pursuant to Article XVII of the Declaration, Successor Developer is exercising its option to expand the Condominium Property by adding contiguous real estate upon which there are three (3) buildings consisting of an aggregate of ten (10) units and related common areas, to the provisions of the Declaration and Section 5311 of the Ohio Revised Code; and

WHEREAS, in accordance with Article VII, Section 4 of the Declaration, members of the Condominium Association have voted to change the number of Trustees of the Board of Trustees of the Condominium Association;

NOW, THEREFORE, Successor Developer hereby declares:

Article I. Legal Description of Additional Real Estate.

The legal description of the real estate being added to the Condominium is attached as Exhibit A.

Article II. General Description of the Buildings.

The unit designation, layout, location, designation, approximate area, numbers of rooms and dimensions of each unit and the layout, location and dimensions of the common areas and facilities to be added, insofar as it is graphically possible, are shown on the set of drawings prepared by John Hancock, Engineer and Surveyor of Sandusky, Ohio. Said drawings are attached hereto as "Amendment No. 5, Exhibit C." The percentage of interest of each such unit is attached hereto as "Exhibit B."

Article III.

The number of Trustees on the Board of Trustees of the Association has been changed from six (6) to five (5) by the vote of the required number of members in accordance with the requirements of Article VII of the Declaration.

IN WITNESS WHEREOF, said limited liability company has hereunto set its hand this 13th day of April, 1999.

Signed and acknowledged in
the presence of:

THE MEADOWS AT PHEASANT
RUN, LTD.

Delia A. Lannon
Print
Name DELIA A. LANNON

By: Joseph R. Scaletta
Joseph R. Scaletta, its
Managing Member

Michael J. De Anna
Print
Name MICHAEL J. DE ANNA

STATE OF OHIO)
) SS:
COUNTY OF LORAIN

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named **The Meadows at Pheasant Run, Ltd.**, by Joseph Scaletta, its Managing Member, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed individually and the free act and deed of said Ohio limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 13TH day of April, 1999.



NOTARY PUBLIC
Michael J. DeAnna
Notary Public, State of Ohio, Cuy. Cty.
My Commission Expires Apr. 21, 2002

EXHIBIT B

**AMENDMENT NO. 5 TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

UNIT INFORMATION SHEET

Unit Designation	Unit Type	Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage) 2 (Two Bedroom - 2 Car Garage) 3 (Three Bedroom - 2 Car Garage)		
Bldg. 1-A	2	1.051	1.974
Bldg. 1-B	2	1.051	1.974
Bldg. 2-A	1	1.000	1.877
Bldg. 2-B	1	1.000	1.877
Bldg. 2-C	1	1.000	1.877
Bldg. 2-D	1	1.000	1.877
Bldg. 3-A	3	1.133	2.128
Bldg. 3-B	1	1.000	1.877
Bldg. 3-C	3	1.133	2.128
Bldg. 3-D	1	1.000	1.877
Bldg. 4-A	1	1.000	1.877
Bldg. 4-B	1	1.000	1.877
Bldg. 4-C	2	1.051	1.974
Bldg. 4-D	2	1.051	1.974
Bldg. 5-A	3	1.133	2.128
Bldg. 5-B	3	1.133	2.128
Bldg. 5-C	2	1.051	1.974
Bldg. 5-D	2	1.051	1.974
Bldg. 6-A	2	1.051	1.974
Bldg. 6-B	1	1.000	1.877
Bldg. 6-C	2	1.051	1.974
Bldg. 6-D	1	1.000	1.877
Bldg. 7-A	3	1.133	2.128

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 7-B	1		1.000	1.877
Bldg. 7-C	3		1.133	2.128
Bldg. 7-D	1		1.000	1.877
Bldg. 8-A	3		1.133	2.128
Bldg. 8-B	3		1.133	2.128
Bldg. 8-C	3		1.133	2.128
Bldg. 8-D	3		1.133	2.128
Bldg. 9-A	3		1.133	2.128
Bldg. 9-B	3		1.133	2.128
Bldg. 9-C	2		1.051	1.974
Bldg. 9-D	2		1.051	1.974
Bldg. 10-A	3		1.133	2.128
Bldg. 10-B	3		1.133	2.128
Bldg. 10-C	2		1.051	1.974
Bldg. 10-D	2		1.051	1.974
Bldg. 11-A	2		1.051	1.974
Bldg. 11-B	2		1.051	1.974
Bldg. 11-C	2		1.051	1.974
Bldg. 11-D	2		1.051	1.974
Bldg. 24-A	2		1.051	1.974
Bldg. 24-B	2		1.051	1.974
Bldg. 25-A	3		1.133	2.128
Bldg. 25-B	3		1.133	2.128
Bldg. 25-C	2		1.051	1.974
Bldg. 25-D	2		1.051	1.974
Bldg. 26-A	2		1.051	1.974
Bldg. 26-B	2		1.051	1.974
TOTAL:			53.250	100.000

EXHIBIT "C"

AMENDMENT NO. 5

DESCRIPTION OF PARCEL
FOR
THE MEADOWS AT PHEASANT RUN

March 30, 1999

Situate in the State of Ohio, County of Ashland, Township of Montgomery, City of Ashland, and being part of the Northwest Quarter of Section No. 21, and being more particularly described as follows:

Commencing for reference, at a 1 inch iron rod found in the centerline of Davis Road at the Northeast corner of the Northwest Quarter of Section No. 21; thence, S 3°49'52" W with the centerline of Davis Road and with the east line of the Northwest Quarter of Section No. 21, a distance of 88.77 feet to a railroad spike found at the true "POINT OF BEGINNING";

thence, continuing upon said centerline, S 3°49'52" W, a distance of 204.00 feet to a railroad spike set;

thence, N 86°10'08" W, a distance of 150.00 feet to a 1/2" iron rod set;

thence, S 80°15'51" W, a distance of 195.00 feet to a 1/2" iron rod set;

thence, N 3°55'27" E, a distance of 339.00 feet to a 1/2" iron rod set in the north line of the Northwest Quarter of Section 21;


thence, upon said line, S 86°05'11" E, a distance 95.00 feet to a railroad spike found;

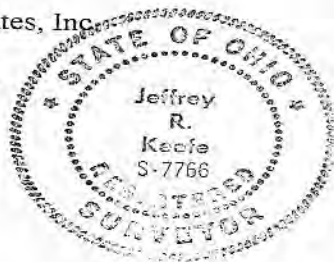
thence, S 16°57'21" E, a distance of 95.33 feet to a railroad spike found;

thence, S 86°10'08" E, a distance of 210.18 feet to the point of beginning, containing 1.9178 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are based upon the east line of the Northwest Quarter of Section No. 21 bearing S 3°49' 52" W.

John Hancock & Associates, Inc.


Jeffrey R. Keefe, P.S.



AMENDMENT NO. 5 - EXHIBIT "C"

THE MEADOWS AT PHEASANT RUN

PHASE 4

CITY OF ASHLAND, ASHLAND COUNTY, OHIO

LOT AREA
1.9178 AC. = 83,541.3 SF

UNIT AREAS (FIRST FLOOR)

BUILDING NO. 11
UNIT A 1621.7 SF
UNIT B 1621.7 SF
UNIT C 1621.7 SF
UNIT D 1621.7 SF
6486.8 SF

LIMITED COMMON AREA

BUILDING NO. 11
UNIT A 798.0 SF
UNIT B 696.8 SF
UNIT C 798.0 SF
UNIT D 696.8 SF
2989.6 SF

BUILDING NO. 25

UNIT A 1621.7 SF
UNIT B 1621.7 SF
UNIT C 1621.7 SF
UNIT D 1621.7 SF
6486.8 SF

BUILDING NO. 25

UNIT A 767.8 SF
UNIT B 783.2 SF
UNIT C 767.8 SF
UNIT D 783.2 SF
3102.0 SF

BUILDING NO. 24

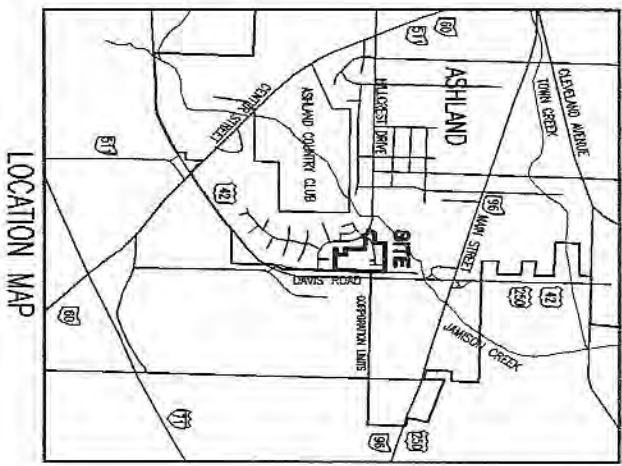
UNIT A 1621.7 SF
UNIT B 1621.7 SF
3243.4 SF

BUILDING NO. 24

UNIT A 789.9 SF
UNIT B 804.5 SF
1594.4 SF

COMMON AREA

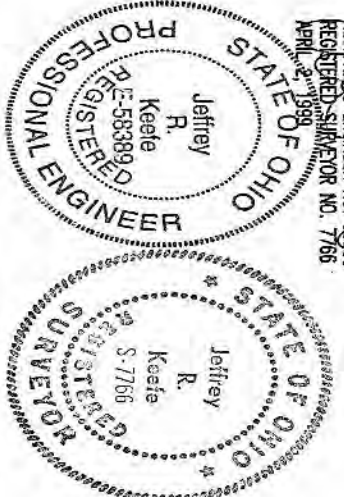
TOTAL LOT AREA 83,541.3 SF
BUILDING AREA BUILDING NO. 11 -6,486.8 SF
BUILDING AREA BUILDING NO. 25 -3,243.4 SF
LIMITED COMMON AREA BUILDING NO. 11 -2,989.6 SF
LIMITED COMMON AREA BUILDING NO. 25 -3,102.0 SF
TOTAL COMMON AREA -1,594.4 SF
59,638.3 SF



DESCRIPTION
SITUATED IN THE CITY OF ASHLAND, TOWNSHIP OF MONTGOMERY, COUNTY OF ASHLAND, STATE OF OHIO AND KNOWN AS BEING PART OF THE SOUTHWEST QUARTER OF SECTION NO. 21.

ENGINEER'S AND SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE WITHIN DRAWINGS 1 THRU 11 CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED, AND THAT THE PLAT SHOWN HEREIN WAS PREPARED FROM A SURVEY MADE BY THE OFFICE OF JOHN HANCOCK & ASSOCIATES INC., AND IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4, SECTION 21, AND ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

Jeffrey R. Keele
JEFFREY R. KEELE
REGISTERED ENGINEER NO. 88389
REGISTERED SURVEYOR NO. 7766
APRIL 2, 1999

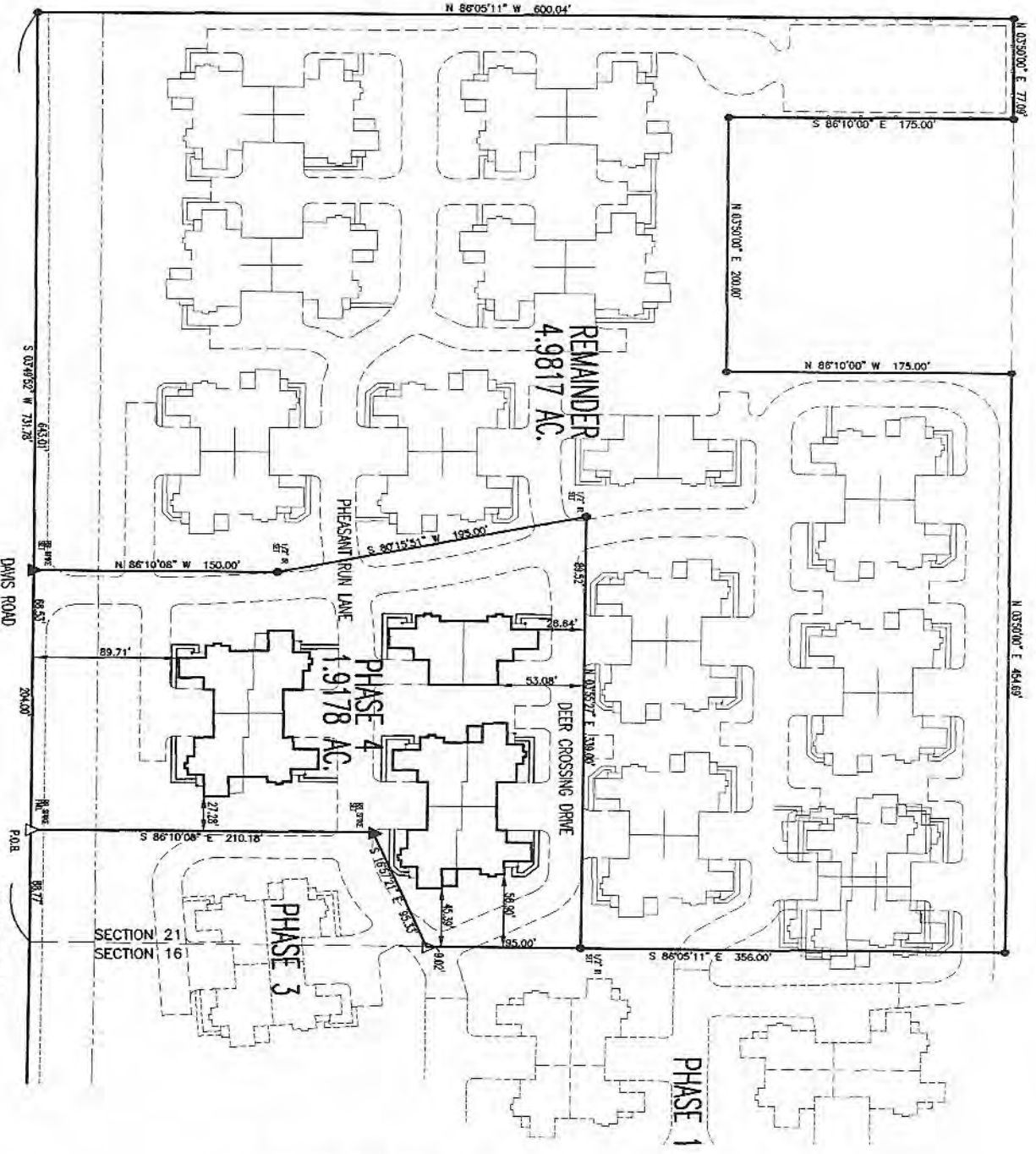


THE MEADOWS AT PHEASANT RUN
PHASE 4
CITY OF ASHLAND, ASHLAND COUNTY, OHIO
COVER SHEET

John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET STREET SANDUSKY, OHIO 44870
(419) 625-7838

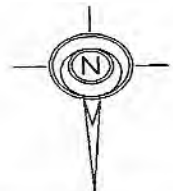
JOB NO.: 96517
DWG. BY: JK
FILE NO.: 965-2017
DATE: 04/02/99
SCALE: 1/8" = 1'-0"
SHEET NO.: 1 OF 11

AMENDMENT NO. 5
EXHIBIT "C"



P.O.B. MARKERS CORNER OF THE INTERSECTION OF SECTION NO. 21

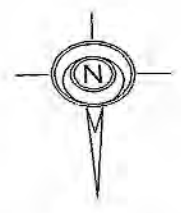
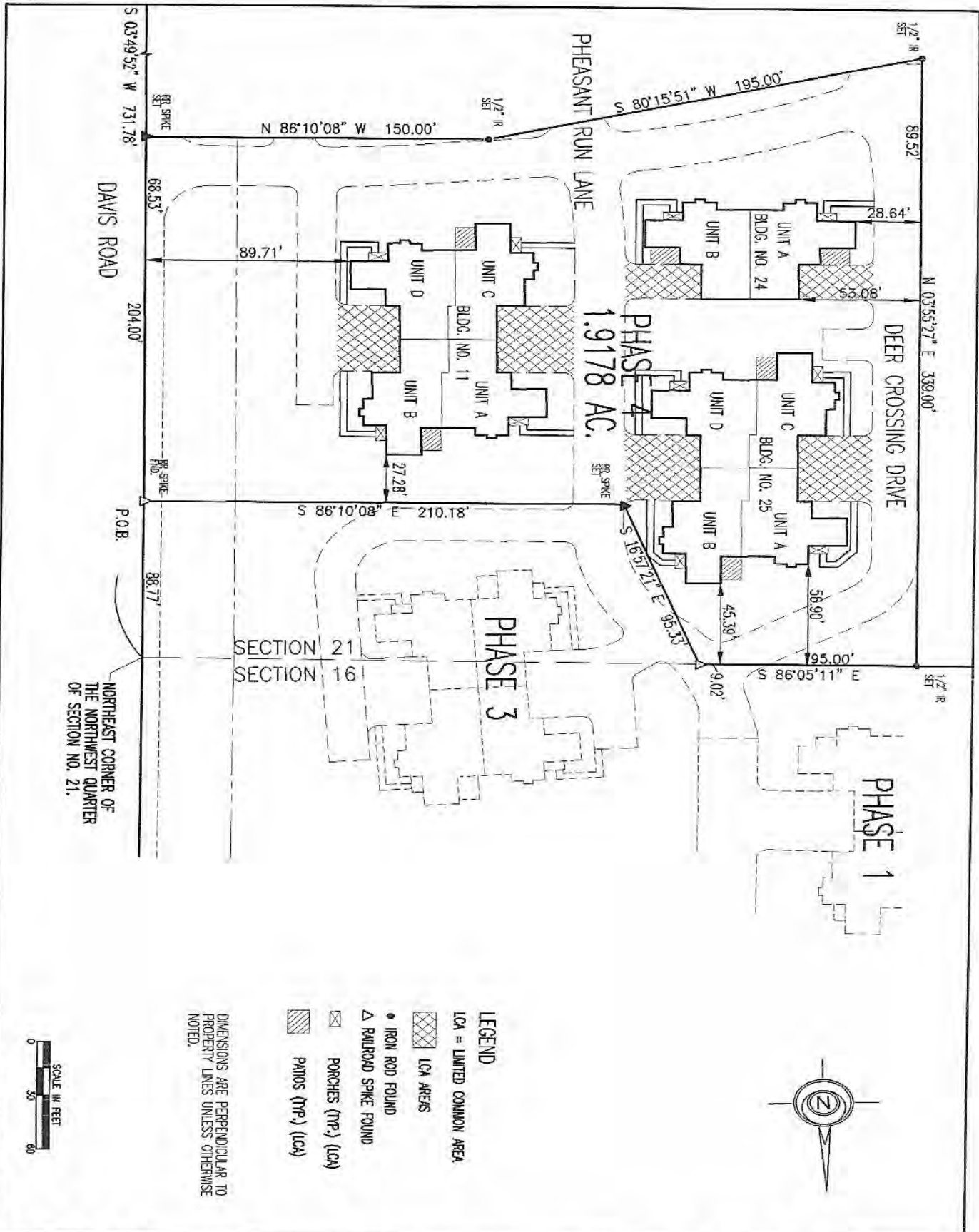
- LEGEND**
- LCA = UNITED COMMON AREA
 - ▨ LCA AREAS
 - IRON ROD SET
 - IRON ROD FOUND
 - △ RAILROAD SPIKE FOUND
 - ⊠ PORCHES (TRP.) (LCA)
 - ▨ PAINTS (TRP.) (LCA)



AMENDMENT NO. 5
EXHIBIT "C"

JOB NO.: 96597	DATE: 04/02/19	FILE NO.: 965-208	SCALE: 1" = 60'	SHEET NO.: 2 OF 11
<p>THE MEADOWS AT PHEASANT RUN PHASE 4 CITY OF ASHLAND, ASHLAND COUNTY, OHIO PHASE 4 - REMAINING PARCEL</p>				

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(419) 625-7838



- LEGEND**
- LCA = LIMITED COMMON AREA
 - ▨ LCA AREAS
 - IRON ROD FOUND
 - ▲ RAILROAD SPIKE FOUND
 - ⊠ PORCHES (TP.) (LCA)
 - ▩ PATIOS (TP.) (LCA)

DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.



NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION NO. 21.

**THE MEADOWS AT PHEASANT RUN
PHASE 4**
CITY OF ASHLAND, ASHLAND COUNTY, OHIO
PHASE 4 - SITE PLAN

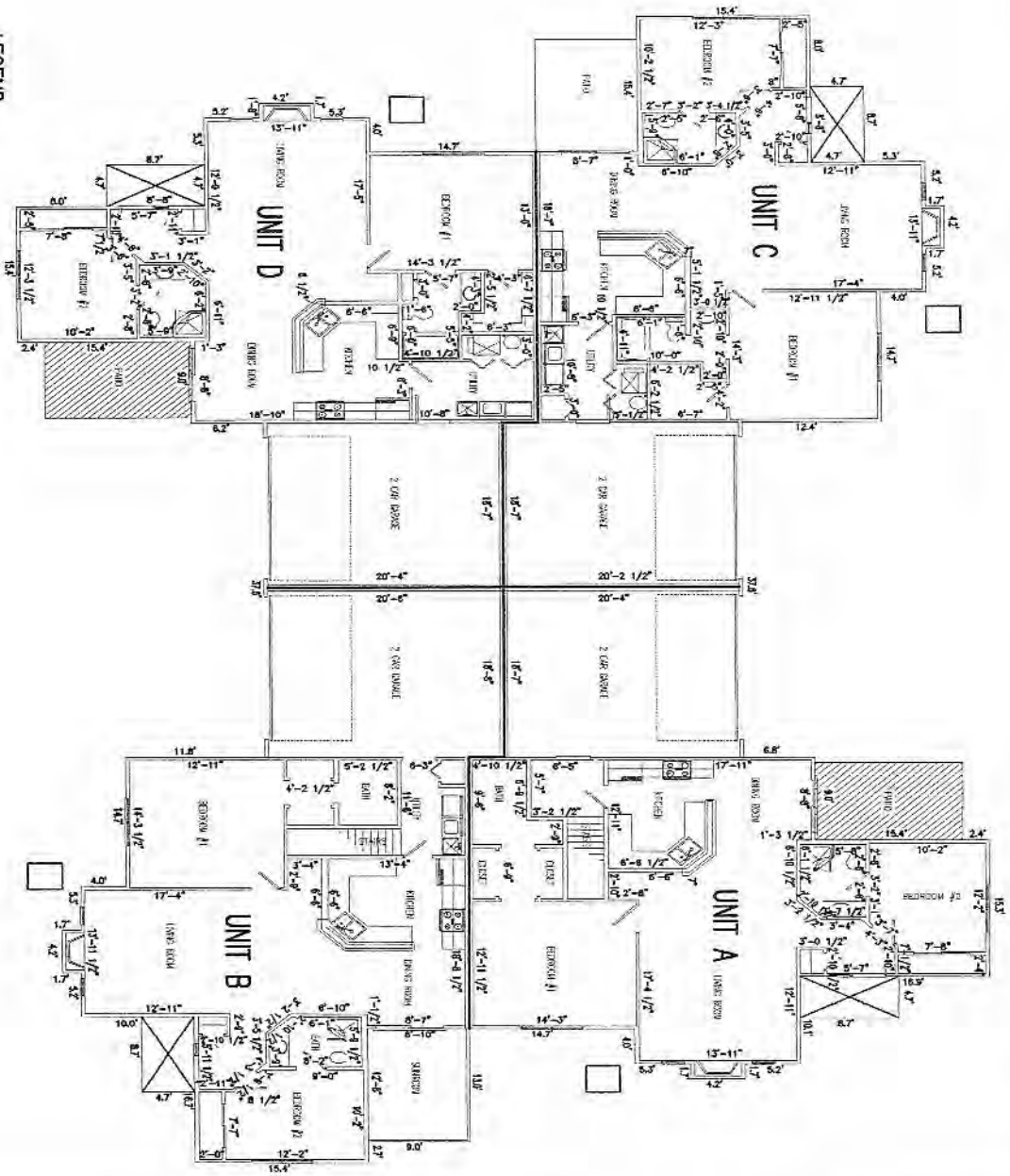
John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET STREET SANDUSKY, OHIO 44870
(419) 625-7838

JOB NO.:	96597
DRI BY:	JHK
FILE NO.:	965-209
DATE:	04/02/99
SCALE:	1" = 30'
SHEET NO.:	3 OF 11

AMENDMENT NO. 5
EXHIBIT "C"

- LEGEND**
-  LCA = LIMITED COMMON AREA
 -  LCA AREAS
 -  PORCHES (TRP.) (LCA)
 -  PATIOS (TRP.) (LCA)

BUILDING NO. 11 FIRST FLOOR
 SCALE: 1/16" = 1'-0"

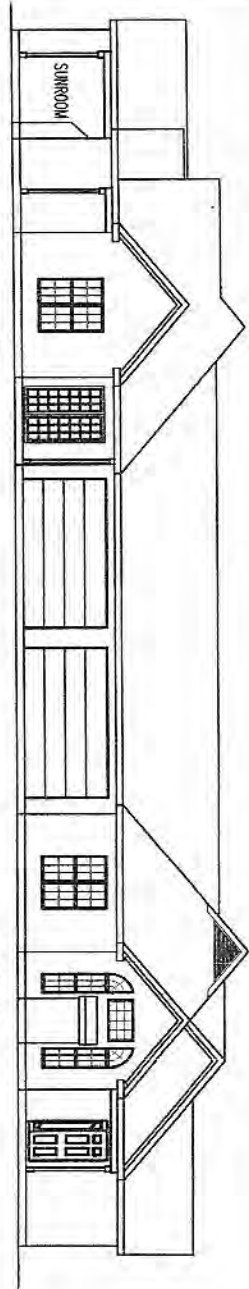


THE MEADOWS AT PHEASANT RUN
PHASE 4
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO
 BUILDING NO. 11 - UNITS A, B, C & D

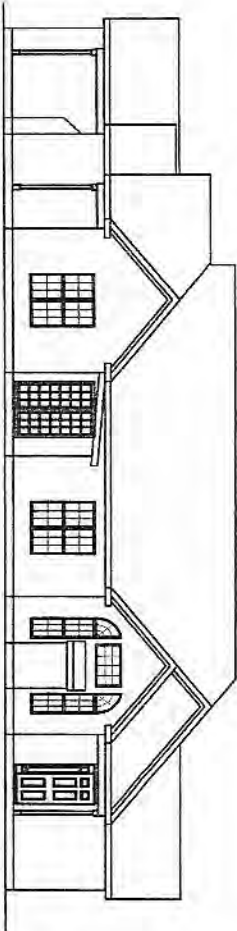
John Hancock & Associates
 INCORPORATED
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 326 E. MARKET STREET, SANDUSKY, OHIO 44870
 (419) 625-7838

JOB NO.: 96517
 DRI. BY: JH
 FILE NO.: 965-020
 DATE: 04/02/99
 SCALE: 1/16" = 1'-0"
 SHEET NO.: 4 OF 11

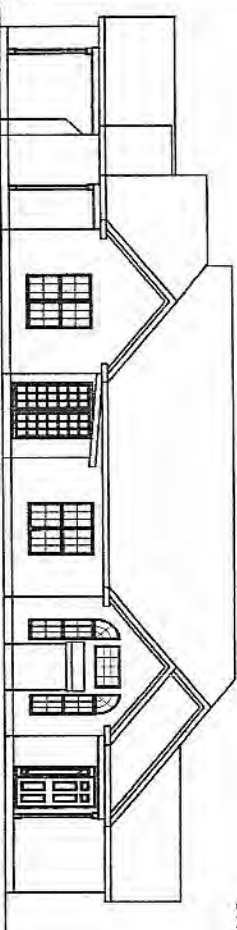
AMENDMENT NO. 5
 EXHIBIT "C"



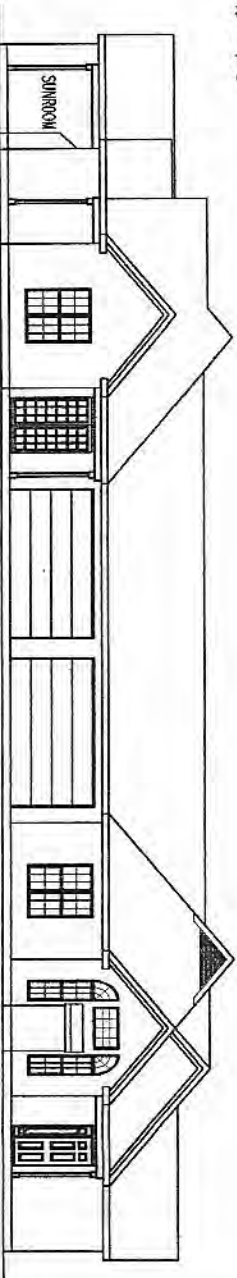
UNIT A
WEST ELEVATION
SCALE 1/16" = 1'-0"



UNIT B
NORTH ELEVATION
SCALE 1/16" = 1'-0"



UNIT C
SOUTH ELEVATION
SCALE 1/16" = 1'-0"



UNIT D
EAST ELEVATION
SCALE 1/16" = 1'-0"

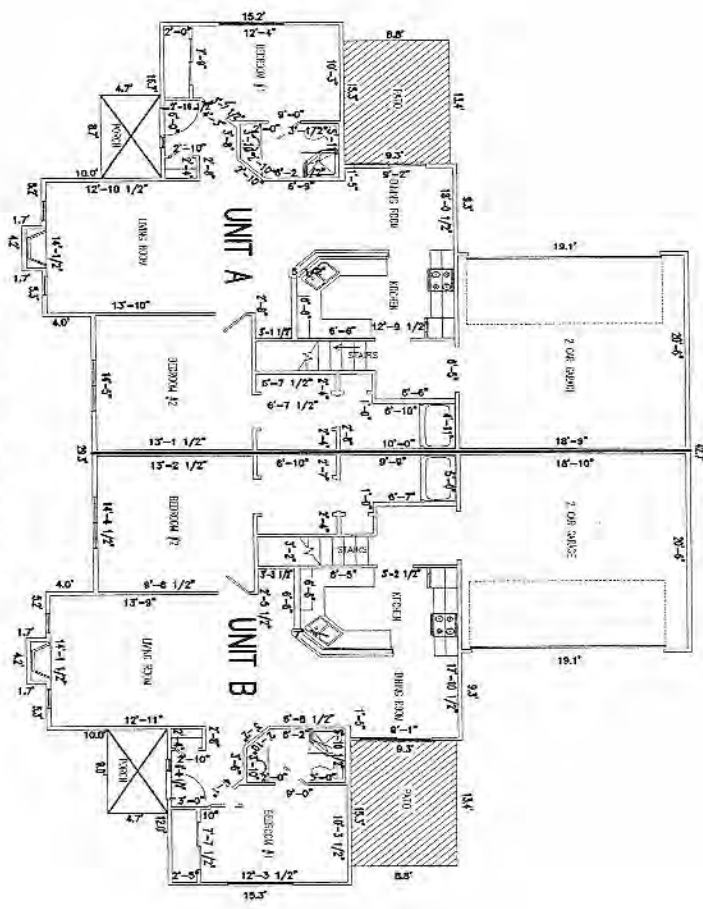
ASPHALT SHINGLE ROOF
VINYL SIDING

THE MEADOWS AT PHEASANT RUN
PHASE 4
CITY OF ASHLAND, ASHLAND COUNTY, OHIO
BUILDING NO. 11 - UNITS A, B, C & D





John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET STREET SANDUSKY, OHIO 44870
(419) 625-7838

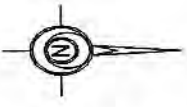
JOB NO.: 98517
DRN. BY: JH
FILE NO.: 965-2922
DATE: 04/02/99
SCALE: 1/16" = 1'-0"
SHEET NO.: 6 OF 11

AMENDMENT NO. 5
EXHIBIT "C"



BUILDING NO. 24 FIRST FLOOR
 SCALE: 1/16" = 1'-0"

- LEGEND**
-  LCA = UNITED COMMON AREA
 -  LCA AREAS
 -  PORCHES (TRP.) (LOA)
 -  PATIOS (TRP.) (LOA)

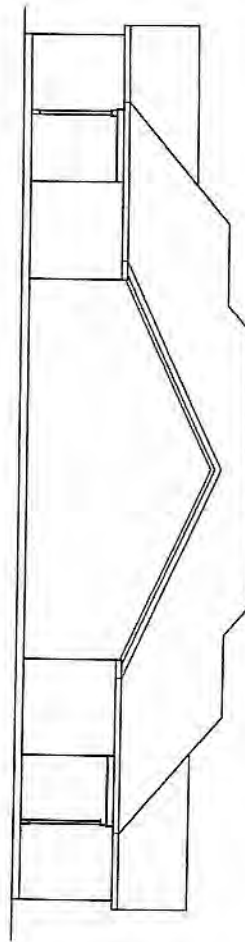


AMENDMENT NO. 5
 EXHIBIT "C"

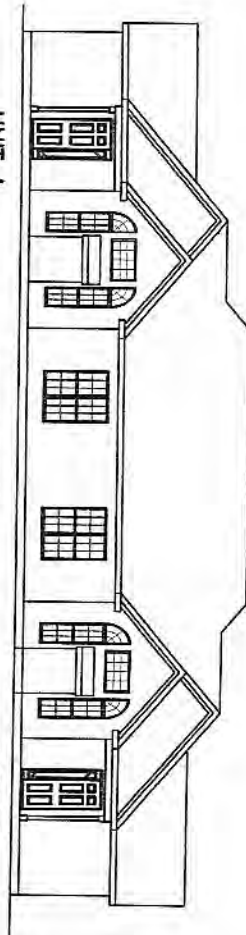
JOB NO.:	95597
DRAWN BY:	JK
FILE NO.:	955-2023
DATE:	04/02/99
SCALE:	1/16" = 1'-0"
SHEET NO.:	7 OF 11

THE MEADOWS AT PHEASANT RUN
 PHASE 4
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO
 BUILDING NO. 24 - UNITS A, & B

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 INCORPORATED
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 (419) 625-7838



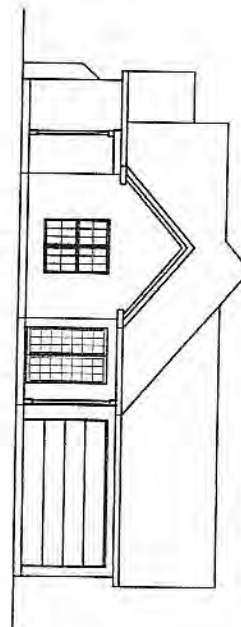
NORTH ELEVATION
SCALE 1/16" = 1'-0"



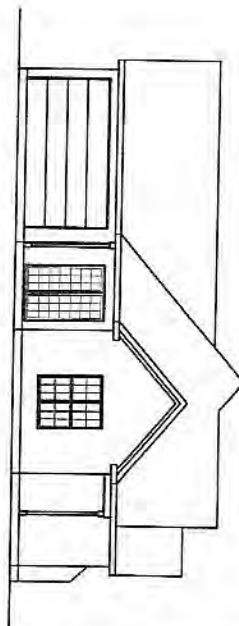
SOUTH ELEVATION
SCALE 1/16" = 1'-0"

ASPHALT SHINGLE ROOF
VINYL SIDING

BUILDING NO. 24 FIRST FLOOR
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE 1/16" = 1'-0"



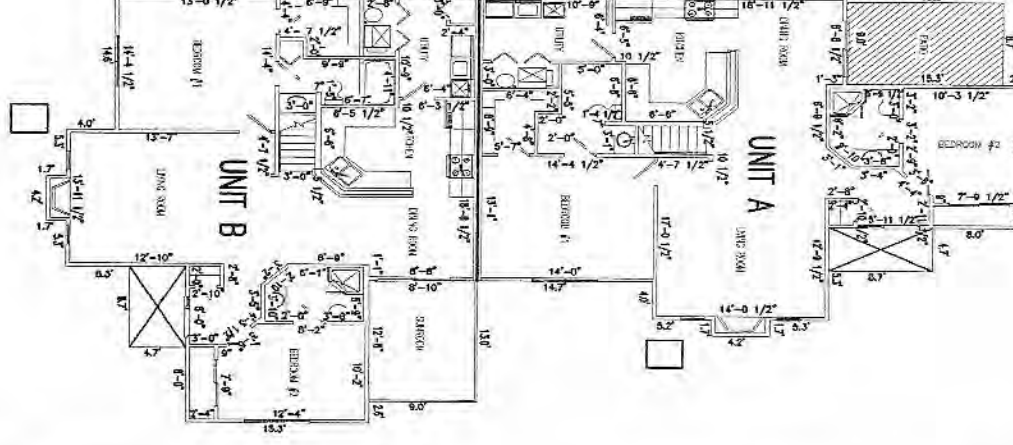
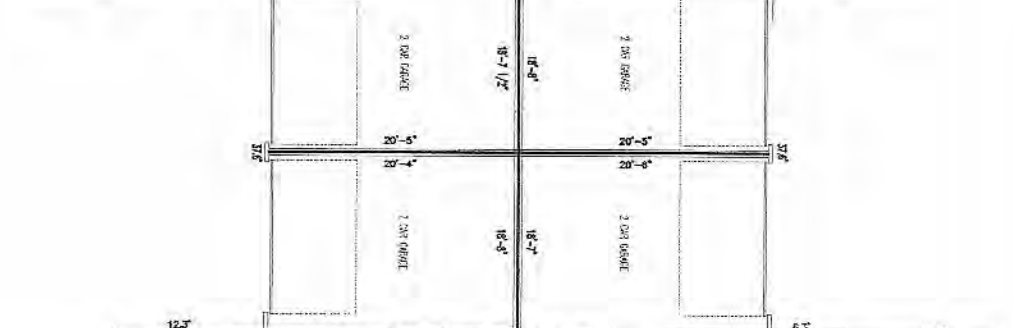
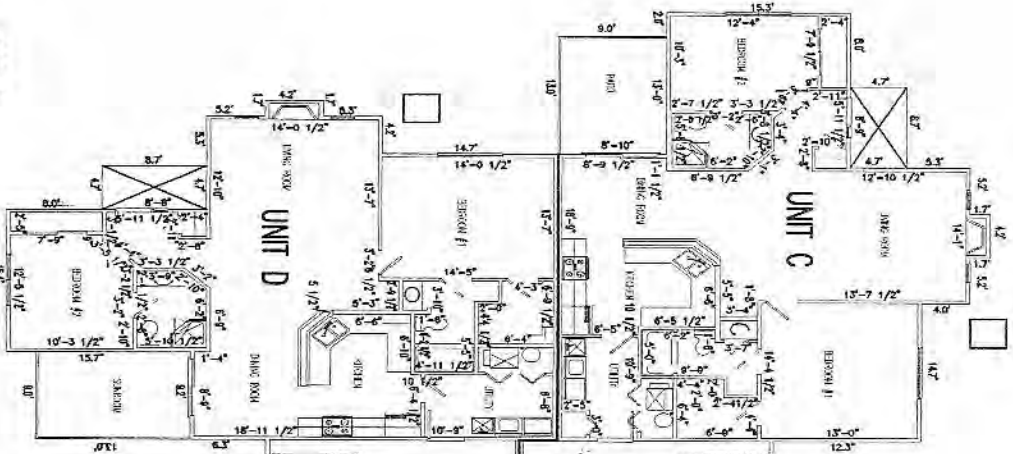
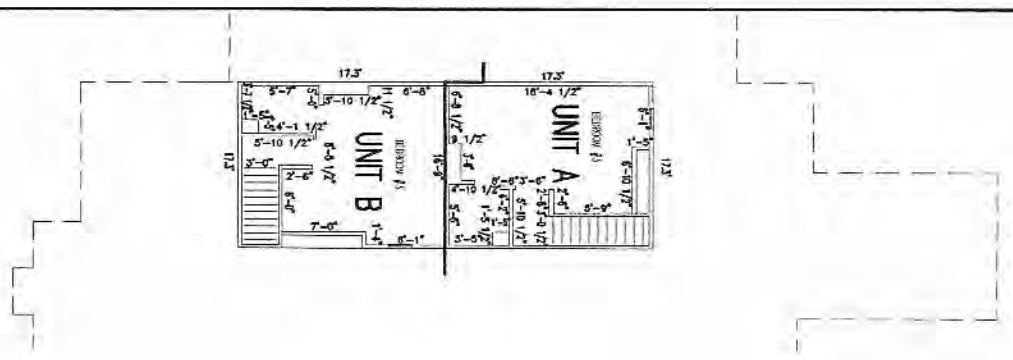
WEST ELEVATION
SCALE 1/16" = 1'-0"

AMENDMENT NO. 5
EXHIBIT "C"

JOB NO.:	96517
DEN BR.:	JK
FILE NO.:	965-2124
DATE:	04/02/99
SCALE:	1/16" = 1'-0"
SHEET NO.:	9 OF 11

THE MEADOWS AT PHEASANT RUN
PHASE 4
CITY OF ASHLAND, ASHLAND COUNTY, OHIO
BUILDING NO. 24 - UNITS A, & B

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INCORPORATED
ENGINEERS - SURVEYORS
526 E. MARKET STREET SANDUSKY, OHIO 44870
(419) 625-7838



BUILDING NO. 25 SECOND FLOOR
SCALE: 1/16" = 1'-0"

BUILDING NO. 25 FIRST FLOOR
SCALE: 1/16" = 1'-0"

- LEGEND**
- LCA = UNITED COMMON AREA
 - ▨ LCA AREAS
 - ⊗ PORCHES (TP) (LCA)
 - ▤ PATIOS (TP) (LCA)

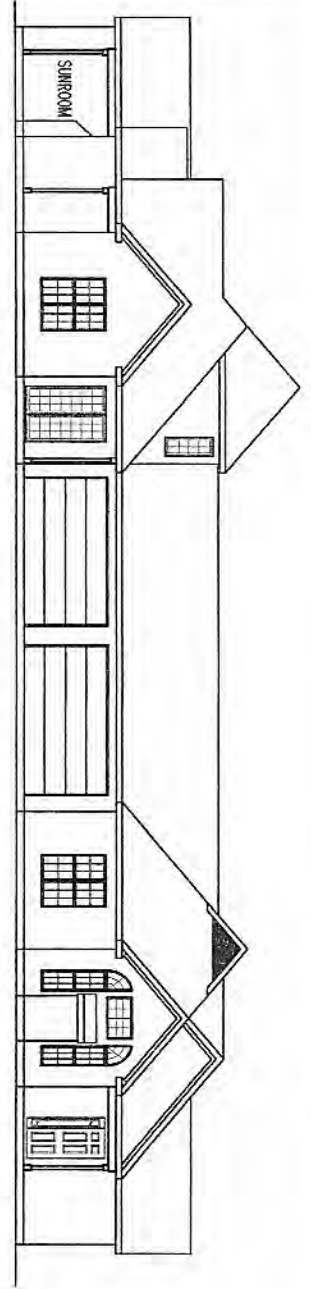


AMENDMENT NO. 5
EXHIBIT "C"

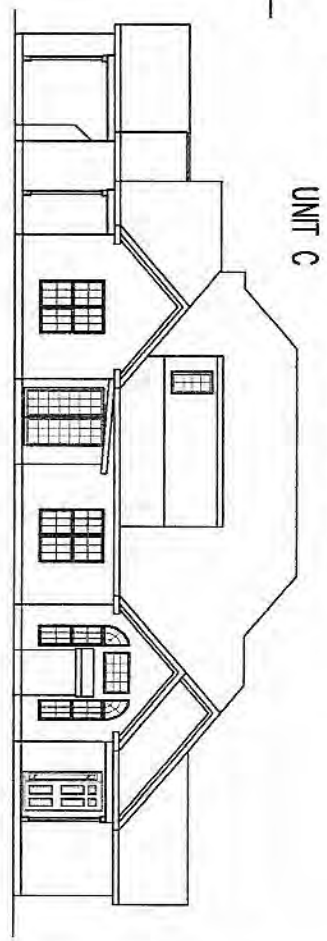
JOB NO.:	96591
DRAWN BY:	jfk
FILE NO.:	965-2025
DATE:	04/02/99
SCALE:	1/16" = 1'-0"
SHEET NO.:	10 OF 11

THE MEADOWS AT PHEASANT RUN
PHASE 4
CITY OF ASHLAND, ASHLAND COUNTY, OHIO
BUILDING NO. 25 - UNITS A, B, C & D

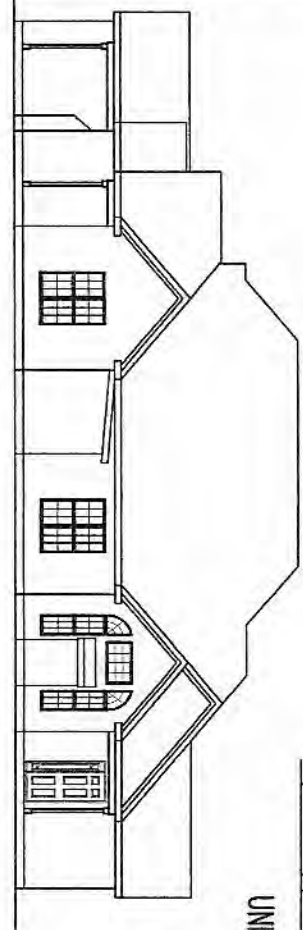
John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET STREET SANDUSKY, OHIO 44870
(419) 625-7838



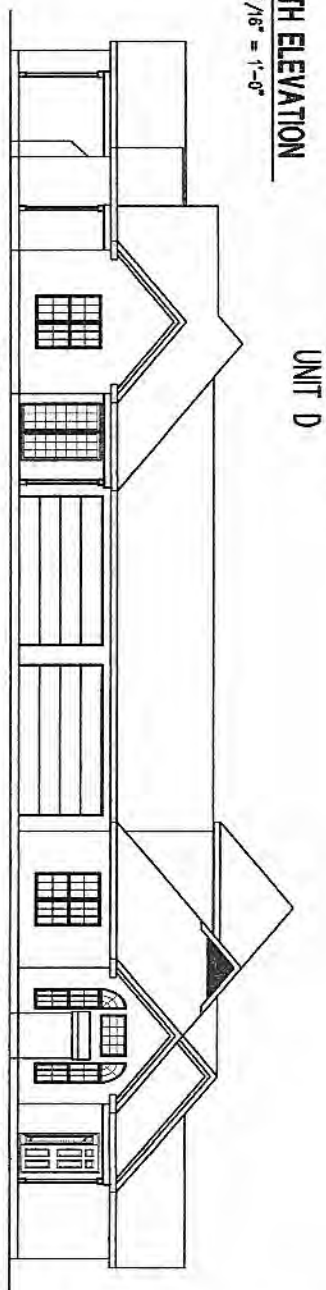
UNIT A
WEST ELEVATION
SCALE 1/16" = 1'-0"



UNIT B
NORTH ELEVATION
SCALE 1/16" = 1'-0"



UNIT C
SOUTH ELEVATION
SCALE 1/16" = 1'-0"



UNIT D
EAST ELEVATION
SCALE 1/16" = 1'-0"

ASPHALT SHINGLE ROOF
VINYL SIDING

AMENDMENT NO. 5
EXHIBIT "C"

JOB NO.: 90897
DWN BY: jfk
FILE NO.: 965-2027
DATE: 04/02/99
SCALE: 1/16" = 1'-0"
SHEET NO.: 11 OF 11

THE MEADOWS AT PHEASANT RUN
PHASE 4
CITY OF ASHLAND, ASHLAND COUNTY, OHIO
BUILDING NO. 25 - UNITS A, B, C & D

John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET STREET SANDUSKY, OHIO 44870
(419) 625-7838

AMENDMENT NO. 6 TO DECLARATION OF CONDOMINIUM OWNERSHIP

FOR

THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

(Extension of Period to Expand Condominium)

This will certify that copies of this Amendment No. 6 to Declaration of Condominium Ownership has been filed in the office of the County Auditor, Ashland County, Ohio.

July 8, _____, 1999

Philip H. Leibolt
Philip H. Leibolt, County Auditor *JL*

#6339

Received for record July 8, _____, 1999 at 3:19 o'clock, P. m.
Recorded July 8, _____, 1999 in Volume 142, Page
134-137, Ashland County, Ohio Records.

Barbara Harding
Barbara Harding
County Recorder

Recorder's Fee: \$ 24.00

This Instrument Prepared By:

Lawrence V. Lindberg, Esq.
Baker & Hostetler LLP
1900 East Ninth Street, Suite 3200
Cleveland, Ohio 44114-3485
(216) 621-0200

**AMENDMENT NO. 6 TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

WHEREAS, The Meadows at Pheasant Run Condominiums is a condominium development pursuant to the laws of the State of Ohio, having been created by Declaration and By-Laws of The Meadows at Pheasant Run Condominiums recorded on August 9, 1994 in Volume 585, Pages 848-899 of the Deed Records of Ashland County, Ohio, as such Declaration has been amended to date;

WHEREAS, The Meadows at Pheasant Run, Ltd., an Ohio limited liability company, with offices at 35290 Detroit Road, Avon, Ohio 44011-1634, hereafter referred to as "Successor Declarant," is the successor to J&B Investment Co., Inc., as Declarant under the Declaration; and

WHEREAS, pursuant to Article XVII of the Declaration, Successor Declarant is extending the period to expand the Condominium Property for an additional three (3) years;

NOW, THEREFORE, Successor Declarant hereby declares:

Article I.

Successor Declarant hereby exercises its right to extend its option to expand the Condominium Property for an additional three (3) years pursuant to Article XVII, Section 3 of the Declaration. Successor Declarant certifies that it has obtained the requisite consents of Unit Owners, other than Successor Declarant, which consents are on file in the office of the Association.

Article II.

For purposes of this Amendment and any and all prior Amendments to Declaration, the terms "Successor Declarant" and "Successor Developer" shall mean the successor in interest to Declarant under the Declaration.

IN WITNESS WHEREOF, said limited liability company has hereunto set its hand this 5TH day of July, 1999.

Signed and acknowledged in the presence of:

THE MEADOWS AT PHEASANT RUN, LTD.

MICHAEL J. DeANNA
Print
Name Michael J. DeAnna

By: Joseph R. Scaletta
Joseph R. Scaletta, its
Managing Member

Delia A. Lannon
Print
Name DELIA A. LANNON

STATE OF OHIO)
 LORAIN) SS:
COUNTY OF OHIO)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named **The Meadows at Pheasant Run, Ltd.**, by Joseph Scaletta, its Managing Member, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed individually and the free act and deed of said Ohio limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 5TH day of JULY, 1999.



NOTARY PUBLIC
Michael J. DeAnna
Notary Public, State of Ohio, Cuy. Cty.
My Commission Expires Apr. 21, 2002

AMENDMENT NO. 7 TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS


(Addition of Buildings 21 and 22 and related Common Areas)

This will certify that copies of this Amendment No. 7 to Declaration of Condominium Ownership with the Descriptions, Unit Information Sheet and Drawings attached thereto as Exhibits A, B and C, respectively, have been filed in the office of the County Auditor, Ashland County, Ohio.

2-22, 2000


Philip H. Leibolt, County Auditor

Received for record Feb. 22, 2000 at 3:04 o'clock, P. m., Recorded Feb. 22, 2000 in Volume 163, Page 745-758, Ashland County, Ohio Records.


Barbara Harding
County Recorder

Recorder's Fee: \$ 64.00

This Instrument Prepared By:

Lawrence V. Lindberg, Esq.
Baker & Hostetler, LLP
1900 East Ninth Street, Suite 3200
Cleveland, Ohio 44114-3485
(216) 621-0200

1411

RECEIVED FOR RECORD
Feb. 22, 2000
At 3:04 O'clock P. M.
Recorded Feb. 22, 2000
IN THE OFFICIAL RECORDS BOOK
No. 163 Page 745-758
Fee \$ 64.00 Barbara J. Harding
Ashland County Recorder

VOLO 163 PAGE 745

**AMENDMENT NO. 7 TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

WHEREAS, The Meadows at Pheasant Run Condominiums is a condominium development pursuant to the laws of the State of Ohio, having been created by Declaration and By-Laws of The Meadows at Pheasant Run Condominiums recorded on August 9, 1994 in Volume 585, Pages 848-899 of the Deed Records of Ashland County, Ohio, as such Declaration has been amended to date;

WHEREAS, The Meadows at Pheasant Run, Ltd., an Ohio limited liability company, with offices at 35290 Detroit Road, Avon, Ohio 44011-1634, hereafter referred to as "Successor Developer," is the owner in fee simple of the hereinbelow described real estate having acquired the same from J&B Investment Co., Inc., and is the Successor Developer under the Declaration; and

WHEREAS, pursuant to Article XVII of the Declaration, Successor Developer is exercising its option to expand the Condominium Property by adding contiguous real estate upon which there are two (2) buildings consisting of an aggregate of eight (8) units and related common areas, to the provisions of the Declaration and Section 5311 of the Ohio Revised Code.

NOW, THEREFORE, Successor Developer hereby declares:

Article I. Legal Description of Additional Real Estate.

The legal description of the real estate being added to the Condominium is attached as Exhibit A.

Article II. General Description of the Buildings.

The unit designation, layout, location, designation, approximate area, numbers of rooms and dimensions of each unit and the layout, location and dimensions of the common areas and facilities to be added, insofar as it is graphically possible, are shown on the set of drawings prepared by John Hancock, Engineer and Surveyor of Sandusky, Ohio. Said drawings are attached hereto as "Amendment No. 7, Exhibit C." The percentage of interest of each such unit is attached hereto as "Exhibit B."

EXHIBIT "A"

AMENDMENT NO. 7

**DESCRIPTION OF PARCEL
FOR
THE MEADOWS AT PHEASANT RUN**

February 22, 2000

Situate in the State of Ohio, County of Ashland, Township of Montgomery, City of Ashland, and being part of the Northwest Quarter of Section No. 21, and being more particularly described as follows:

Beginning, for reference, at a 1" iron rod found in the centerline of Davis Road at the Northeast corner of the Northwest Quarter of Section No. 21; thence, S 3° 49' 52" W with said centerline and with the east line of the Northwest Quarter of Section No. 21, a distance of 88.77 feet to a railroad spike found; thence, N 86° 10' 08" W, a distance of 210.18 feet to a railroad spike found; thence, N 16° 57' 21" W, a distance of 95.33 feet to a railroad spike found in the north line of the Northwest Quarter of Section No. 21; thence, N 86° 05' 11" W with said line, a distance of 95.00 feet to a ½" iron rod set and the TRUE POINT OF BEGINNING for this description;

thence, S 3° 55' 27" W, a distance of 169.78 feet to a ½" iron rod set;

thence, N 86° 05' 11" W, a distance of 127.78 feet to a point;

thence, N 3° 55' 27" E, a distance of 37.31 feet to a point;

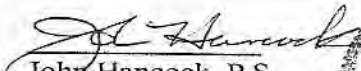
thence, N 86° 05' 11" W, a distance of 133.01 feet to a ½" iron rod set;

thence, N 3° 50' 00" E, a distance of 132.46 feet to a ½" iron rod found;

thence, S 86° 05' 11" E with the north line of the Northwest Quarter of Section No. 21, a distance of 261.00 feet to the point of beginning, containing 0.9028 acres of land, more or less, subject easements of record.

Bearings are based on the east line of the Northwest Quarter of Section No. 21 bearing S 3° 49' 52" W.

John Hancock & Associates, Inc.


John Hancock, P.S.



VOLO 163 PAGE 748

EXHIBIT B

**AMENDMENT NO. 7 TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

UNIT INFORMATION SHEET

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 1-A		2	1.051	1.705
Bldg. 1-B		2	1.051	1.705
Bldg. 2-A		1	1.000	1.621
Bldg. 2-B		1	1.000	1.621
Bldg. 2-C		1	1.000	1.621
Bldg. 2-D		1	1.000	1.621
Bldg. 3-A		3	1.133	1.837
Bldg. 3-B		1	1.000	1.621
Bldg. 3-C		3	1.133	1.837
Bldg. 3-D		1	1.000	1.621
Bldg. 4-A		1	1.000	1.621
Bldg. 4-B		1	1.000	1.621
Bldg. 4-C		2	1.051	1.705
Bldg. 4-D		2	1.051	1.705
Bldg. 5-A		3	1.133	1.837
Bldg. 5-B		3	1.133	1.837
Bldg. 5-C		2	1.051	1.705
Bldg. 5-D		2	1.051	1.705
Bldg. 6-A		2	1.051	1.705
Bldg. 6-B		1	1.000	1.621
Bldg. 6-C		2	1.051	1.705
Bldg. 6-D		1	1.000	1.621

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 7-A	3		1.133	1.837
Bldg. 7-B	1		1.000	1.621
Bldg. 7-C	3		1.133	1.837
Bldg. 7-D	1		1.000	1.621
Bldg. 8-A	3		1.133	1.837
Bldg. 8-B	3		1.133	1.837
Bldg. 8-C	3		1.133	1.837
Bldg. 8-D	3		1.133	1.837
Bldg. 9-A	3		1.133	1.838
Bldg. 9-B	3		1.133	1.838
Bldg. 9-C	2		1.051	1.705
Bldg. 9-D	2		1.051	1.705
Bldg. 10-A	3		1.133	1.838
Bldg. 10-B	3		1.133	1.838
Bldg. 10-C	2		1.051	1.705
Bldg. 10-D	2		1.051	1.705
Bldg. 11-A	2		1.051	1.705
Bldg. 11-B	2		1.051	1.705
Bldg. 11-C	2		1.051	1.705
Bldg. 11-D	2		1.051	1.705
Bldg. 21-A	2		1.051	1.705
Bldg. 21-B	2		1.051	1.705
Bldg. 21-C	2		1.051	1.705
Bldg. 21-D	2		1.051	1.705
Bldg. 22-A	2		1.051	1.705
Bldg. 22-B	2		1.051	1.705
Bldg. 22-C	2		1.051	1.705
Bldg. 22-D	2		1.051	1.705

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 24-A		2	1.051	1.705
Bldg. 24-B		2	1.051	1.705
Bldg. 25-A		3	1.133	1.838
Bldg. 25-B		3	1.133	1.838
Bldg. 25-C		2	1.051	1.705
Bldg. 25-D		2	1.051	1.705
Bldg. 26-A		2	1.051	1.705
Bldg. 26-B		2	1.051	1.705
TOTAL:			61.658	100.000

AMENDMENT NO. 7 - EXHIBIT 'C'

THE MEADOWS AT PHEASANT RUN

PHASE 5

CITY OF ASHLAND, ASHLAND COUNTY, OHIO

LOT AREA

0.9028 AC. = 39,327.3 SF

UNIT AREAS (FIRST FLOOR)

BUILDING NO. 21	
UNIT A	1621.7 SF
UNIT B	1621.7 SF
UNIT C	1621.7 SF
UNIT D	1621.7 SF
TOTAL	6486.8 SF

LIMITED COMMON AREA

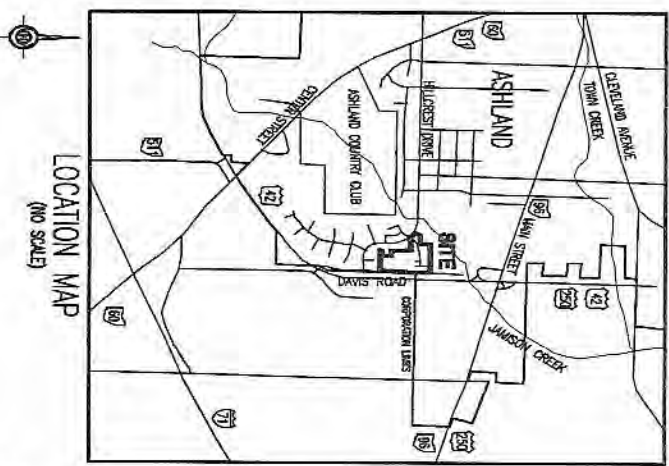
BUILDING NO. 21	
UNIT A	768.7 SF
UNIT B	675.3 SF
UNIT C	774.4 SF
UNIT D	688.3 SF
TOTAL	2926.7 SF

BUILDING NO. 22	
UNIT A	1621.7 SF
UNIT B	1621.7 SF
UNIT C	1621.7 SF
UNIT D	1621.7 SF
TOTAL	6486.8 SF

BUILDING NO. 22	
UNIT A	769.2 SF
UNIT B	797.4 SF
UNIT C	757.7 SF
UNIT D	802.8 SF
TOTAL	3127.1 SF

COMMON AREA

TOTAL LOT AREA	39,327.3 SF
BUILDING AREA BUILDING NO. 21	-6,486.8 SF
BUILDING AREA BUILDING NO. 22	-6,486.8 SF
LIMITED COMMON AREA BUILDING NO. 21	-2,926.7 SF
LIMITED COMMON AREA BUILDING NO. 22	-3,127.1 SF
BLDG. 21 OVERLAP INTO AMENDMENT NO. 1	+ 375.5 SF
NET ADDITIONAL COMMON AREA THIS AMENDMENT	20,675.4 SF



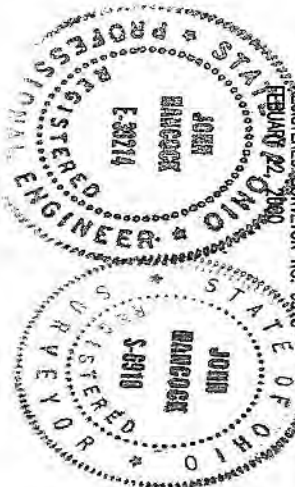
DESCRIPTION

SITUATED IN THE CITY OF ASHLAND, TOWNSHIP OF MONTGOMERY, COUNTY OF ASHLAND, STATE OF OHIO AND KNOWN AS BEING PART OF THE NORTHWEST QUARTER OF SECTION NO. 21.

ENGINEER'S AND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE WITHIN DRAWINGS 1 THRU 7 CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED, AND THAT THE PLAT SHOWN HEREIN WAS PREPARED FROM A SURVEY MADE BY THE OFFICE OF JOHN HANCOCK & ASSOCIATES, INC., AND IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4, SECTION 21, AND ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

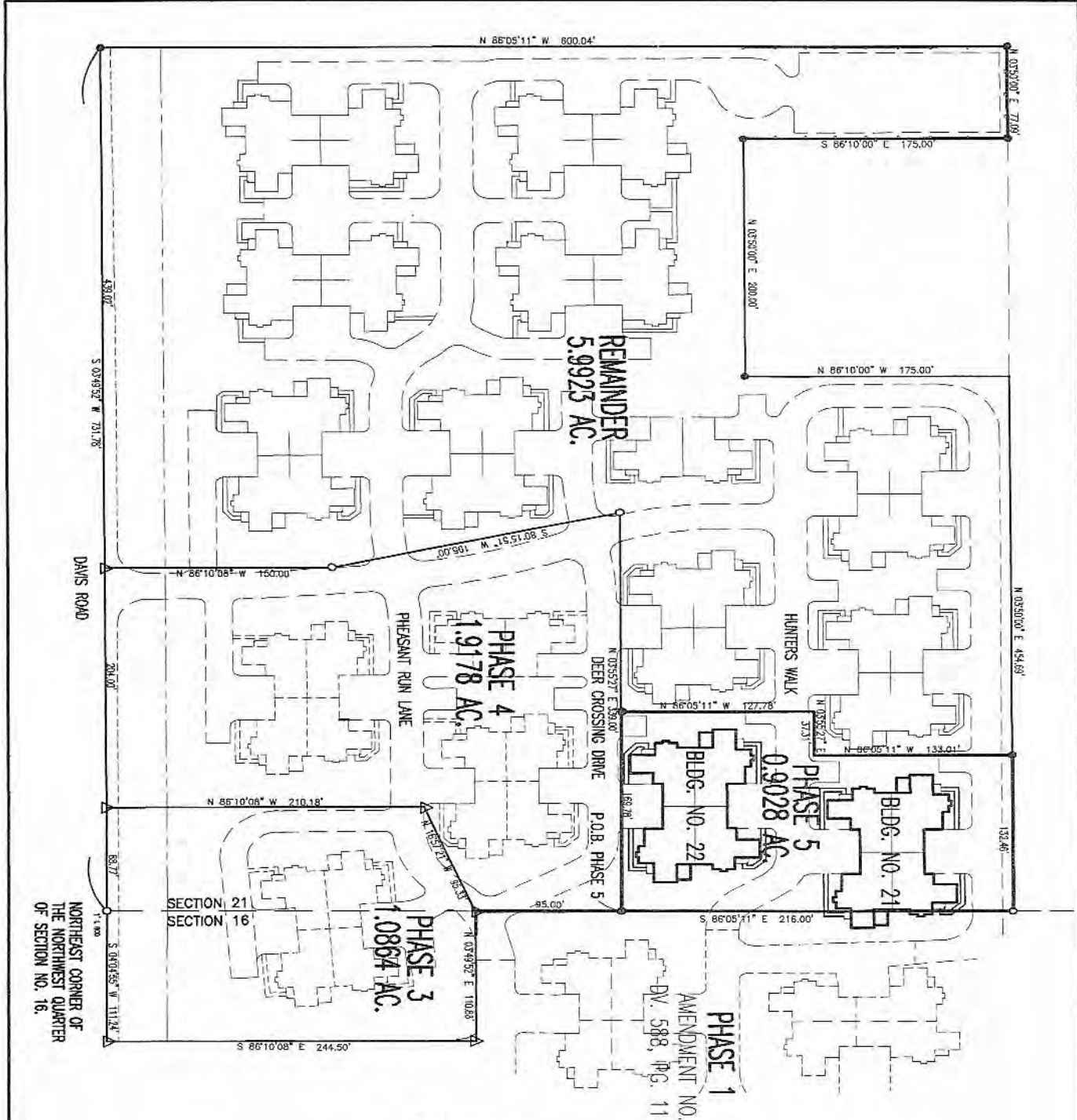
John Hancock
 JOHN HANCOCK
 REGISTERED ENGINEER NO. 39214
 REGISTERED SURVEYOR NO. 69180
 FEBRUARY 21, 2000



AMENDMENT NO. 7
 EXHIBIT 'C'

THE MEADOWS AT PHEASANT RUN PHASE 5 CITY OF ASHLAND, ASHLAND COUNTY, OHIO COVER SHEET	<i>John Hancock & Associates</i> INCORPORATED ENGINEERS - SURVEYORS 326 E. MARKET STREET SANDUSKY, OHIO 44870 (419) 625-7838
JOB NO.: 98517 DWN. BY: SDX FILE NO.: 985-PR200VH DATE: 2/22/00 SCALE: NONE SHEET NO.: 1 OF 7	

2000 163 7010752



- LEGEND**
- IRON ROD SET (1/2")
 - IRON ROD FOUND (1/2")
 - △ RAILROAD SPIKE FOUND

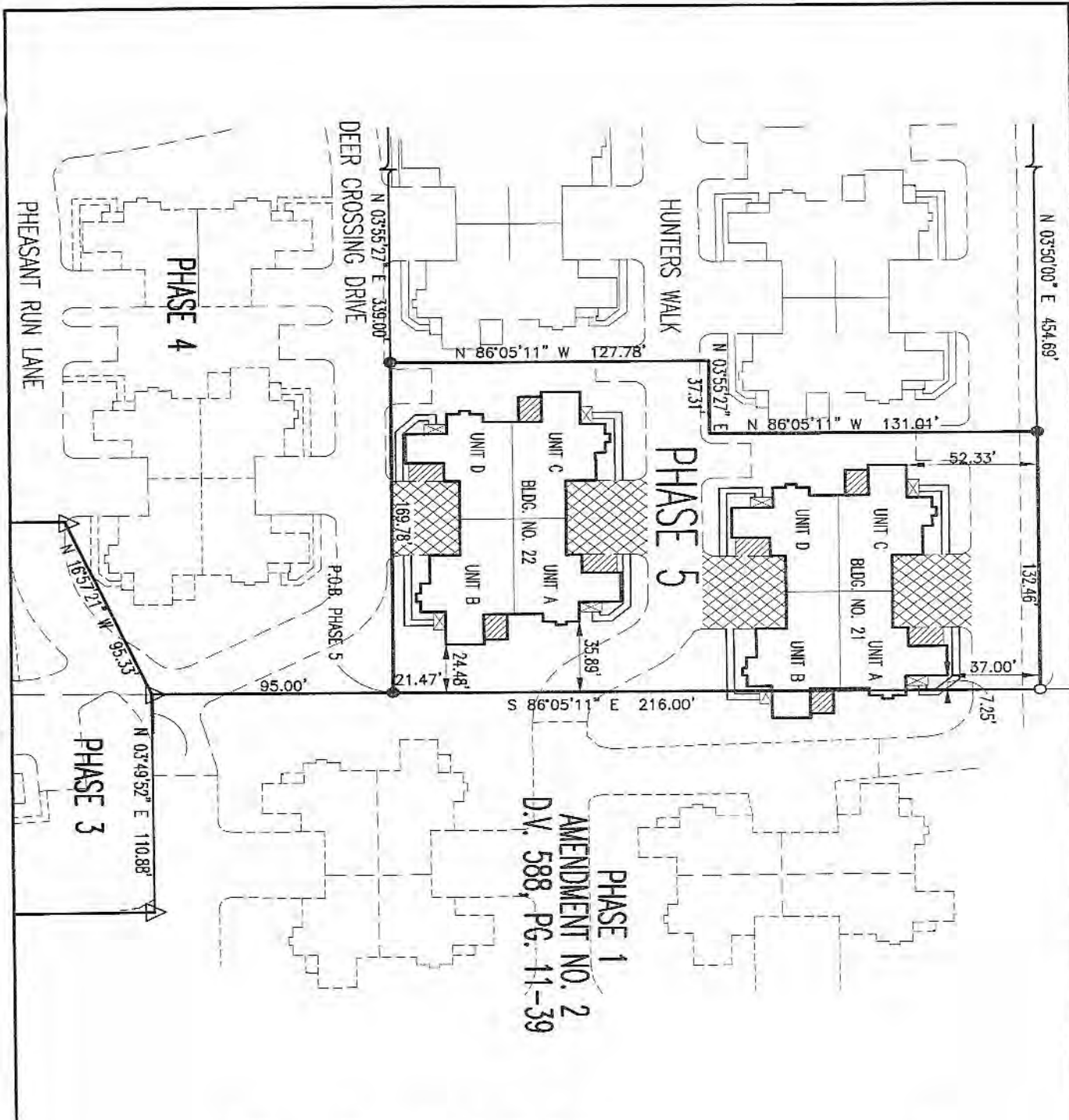


AMENDMENT NO. 7
EXHIBIT 7c

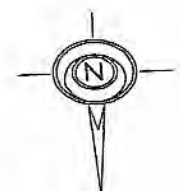
JOB NO.:	96597
DRAWN BY:	SK
FILE NO.:	965-PHS
DATE:	2/22/00
SCALE:	1" = 100'
SHEET NO.:	2 of 7

THE MEADOWS AT PHEASANT RUN
PHASE 5
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO

John Hancock & Associates
 INCORPORATED
 ENGINEERS - SURVEYORS
 326 E. MARKET STREET SANDUSKY, OHIO 44870
 (419) 625-7838

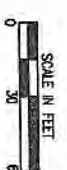


PHASE 1
 AMENDMENT NO. 2
 D.Y. 588, PG. 11-39



- LEGEND**
- LCA = LIMITED COMMON AREA
 - ▨ LCA AREAS
 - IRON ROD SET (1/2")
 - IRON ROD FOUND (1/2")
 - △ RAILROAD SPIKE FOUND
 - ▩ PORCHES (TRP.) (LCA)
 - ▨ PATIOS (TRP.) (LCA)





DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.

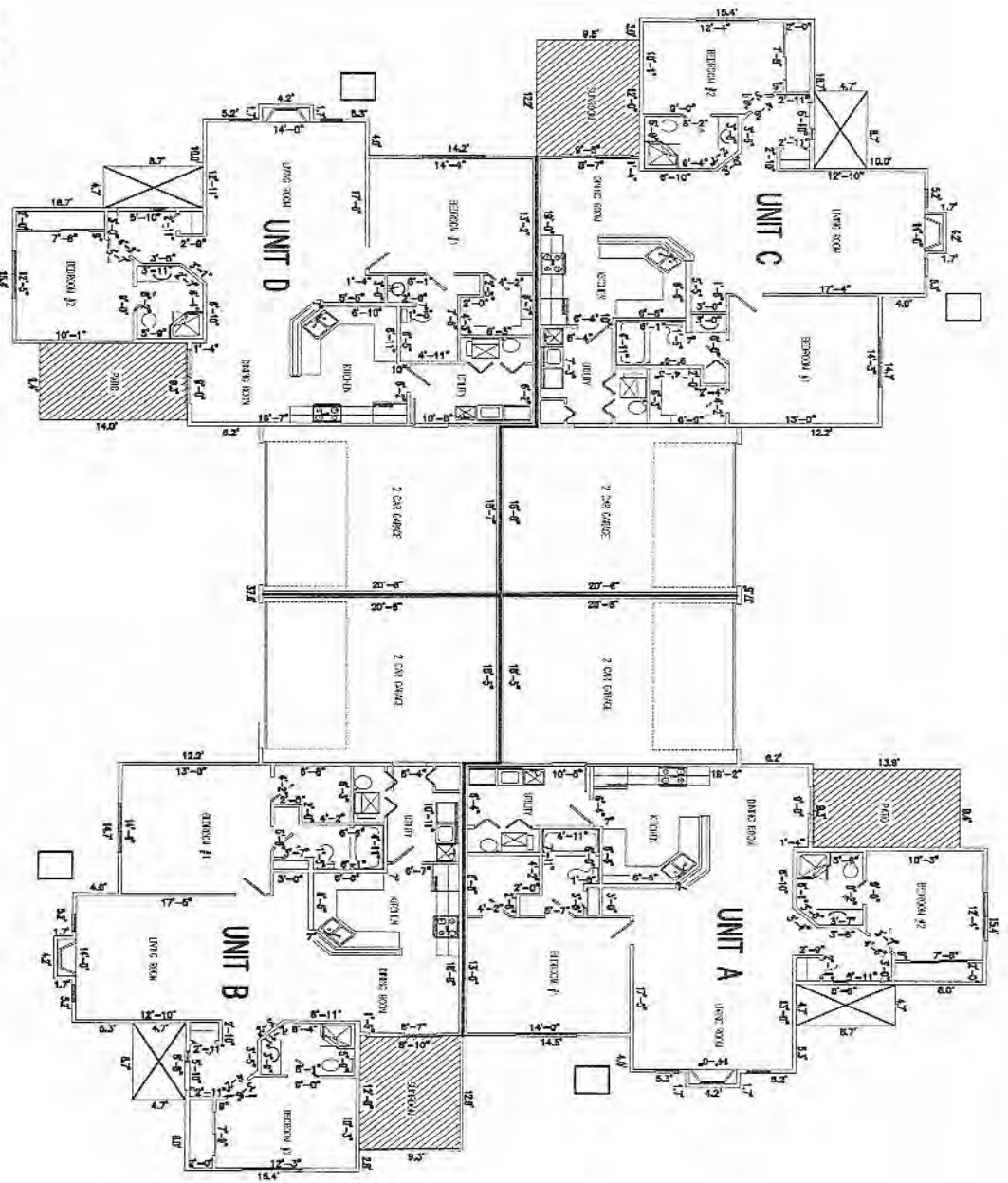


AMENDMENT NO. 7
 EXHIBIT "C"

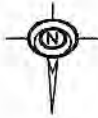
JOB NO.: 98597	THE MEADOWS AT PHEASANT RUN PHASE 5
DRAWN BY: JH	CITY OF ASHLAND, ASHLAND COUNTY, OHIO
FILE NO.: 965-PLAT	PHASE 5 - SITE PLAN
DATE: 2/22/00	
SCALE: 1" = 60'	
SHEET NO.: 3 of 7	

John Hancock & Associates
 INCORPORATED
 ENGINEERS - SURVEYORS
 328 E. MARKET STREET SANDUSKY, OHIO 44870
 (419) 625-7838

- LEGEND**
-  LCA = UNITED COMMON AREA
 -  LCA AREAS
 -  PORCHES (TRP.) (LCA)
 -  PATIOS (TRP.) (LCA)



BUILDING NO. 21 FIRST FLOOR
 SCALE: 1/16" = 1'-0"







AMENDMENT NO. 7
EXHIBIT 'C'

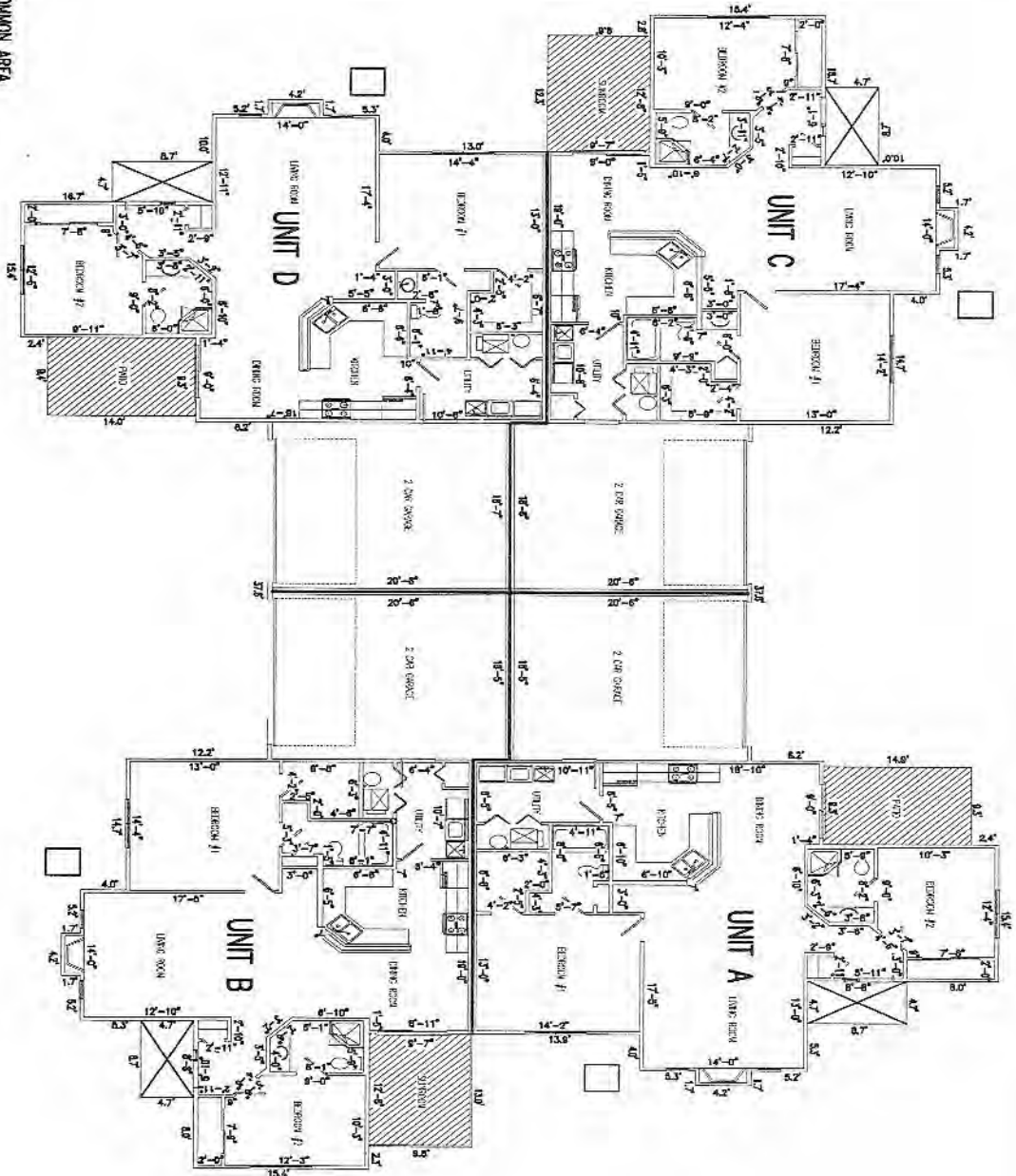
JOB NO.:	9857
DRN. BR.:	SIX
FILE NO.:	985-BLDC21
DATE:	2/22/00
SCALE:	1/16" = 1'-0"
SHEET NO.:	4 of 7

THE MEADOWS AT PHEASANT RUN
PHASE 5
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO
 BUILDING NO. 21 - UNITS A, B, C & D

John Hancock & Associates
 INCORPORATED
 ENGINEERS - SURVEYORS
 326 E. MARKET STREET SANDUSKY, OHIO 44870
 (419) 625-7838

10101697110755

- LEGEND**
-  LCA = LIMITED COMMON AREA
 -  LCA AREAS
 -  PORCHES (TYP.) (LCA)
 -  PATIOS (TYP.) (LCA)



BUILDING NO. 22 FIRST FLOOR
 SCALE: 1/16" = 1'-0"

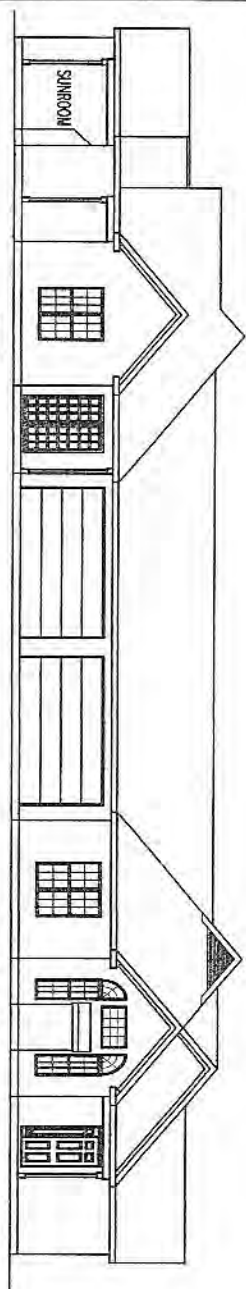


AMENDMENT NO. 7
 EXHIBIT 'C'

JOB NO.:	96597
DRN. BY:	SJC
FILE NO.:	965-BL1622
DATE:	2/22/00
SCALE:	1/16" = 1'-0"
SHEET NO.:	5 of 7

**THE MEADOWS AT PHEASANT RUN
 PHASE 5**
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO
 BUILDING NO. 22 - UNITS A, B, C & D

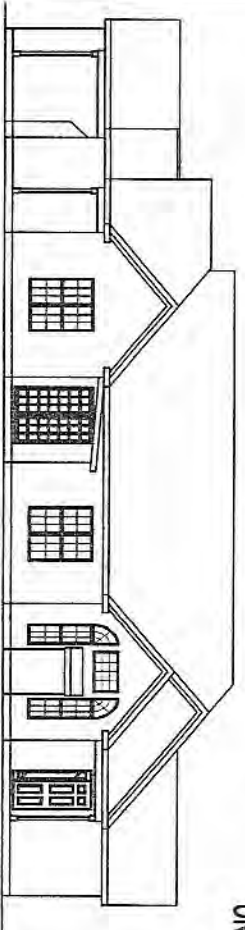
John Hancock & Associates
 INCORPORATED
 ENGINEERS - SURVEYORS
 326 E. MARKET STREET SANDUSKY, OHIO 44870
 (419) 625-7838



UNIT A

WEST ELEVATION
SCALE 1/16" = 1'-0"

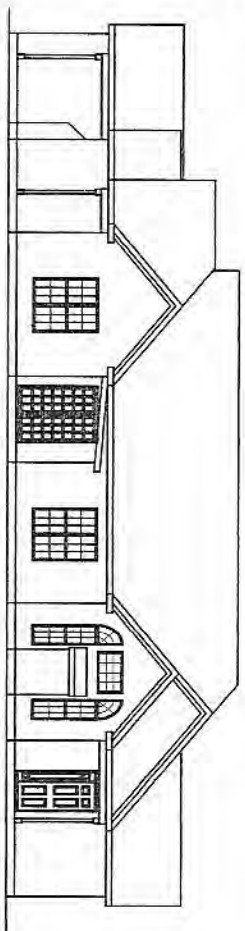
UNIT C



UNIT C

SOUTH ELEVATION
SCALE 1/16" = 1'-0"

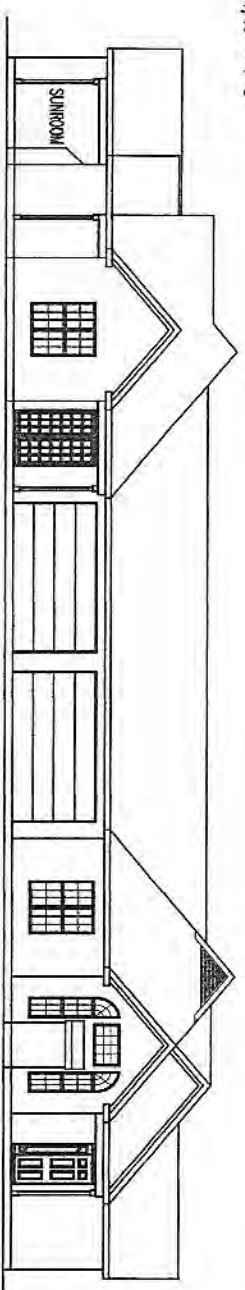
UNIT D



UNIT B

NORTH ELEVATION
SCALE 1/16" = 1'-0"

UNIT A



UNIT D

EAST ELEVATION
SCALE 1/16" = 1'-0"

UNIT B

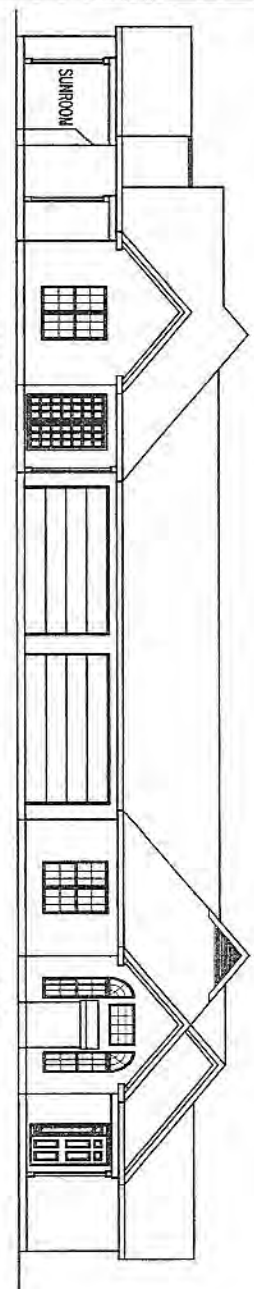
ASPHALT SHINGLE ROOF
VINYL SIDING

AMENDMENT NO. 7
EXHIBIT "C"

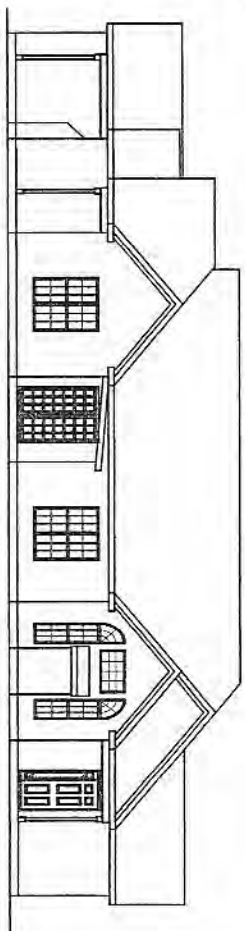
JOB NO.:	96387
DRAWN BY:	SDS
FILE NO.:	963-21E
DATE:	2/22/00
SCALE:	1/16" = 1'-0"
SHEET NO.:	6 OF 7

THE MEADOWS AT PHEASANT RUN
PHASE 5
CITY OF ASHLAND, ASHLAND COUNTY, OHIO
BUILDING NO. 21 - UNITS A, B, C & D

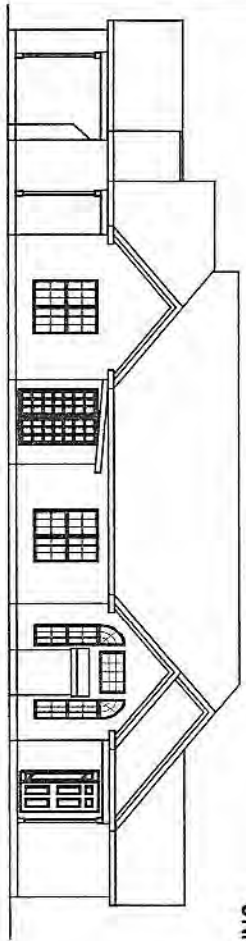
John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
526 E. MARKET STREET SANDUSKY, OHIO 44870
(419) 625-7838



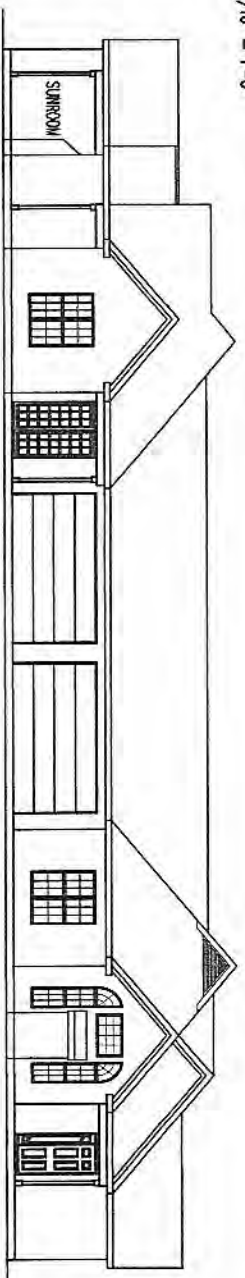
UNIT A
WEST ELEVATION
SCALE 1/16" = 1'-0"



UNIT B
NORTH ELEVATION
SCALE 1/16" = 1'-0"



UNIT C
SOUTH ELEVATION
SCALE 1/16" = 1'-0"



UNIT D
EAST ELEVATION
SCALE 1/16" = 1'-0"

ASPHALT SHINGLE ROOF
VINYL SIDING

AMENDMENT NO. 7
EXHIBIT C

JOB NO.	96597
DRN. BY	SDC
FILE NO.	965-22E
DATE	2/22/00
SCALE	1/16" = 1'-0"
SHEET NO.	7 OF 7

**THE MEADOWS AT PHEASANT RUN
PHASE 5**
CITY OF ASHLAND, ASHLAND COUNTY, OHIO
BUILDING NO. 22 - UNITS A, B, C & D

John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET STREET SANDUSKY, OHIO 44870
(419) 625-7838

VOL 163 P. 0758

AMENDMENT NO. 8 TO DECLARATION OF CONDOMINIUM OWNERSHP

FOR

THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

[Change in wording of Article III, Section 2, Item (h).]

This will certify that copies of this Amendment No. 8 to Declaration of Condominium Ownership has been filed in the office of the County Auditor, Ashland County, Ohio.

RECEIVED

December 21, 2000

DEC 21 2000
PHILIP H. LEIBOLT
ASHLAND COUNTY AUDITOR

Philip H. Leibolt
Philip H. Leibolt,
County Auditor

10193

Received for record Dec 21, 2000 at 10:39
o'clock, A.m., in Volume 193 Page 139-141, Ashland
County, Ohio Records.

Barbara J. Harding
Barbara J. Harding
County Recorder

Recorder's Fee: \$ 24.00

This Instrument prepared by:

Fred M. Oxley
LUTZ & OXLEY
100 West Main Street
P.O. Box 220
Ashland, Ohio 44805
PH: 419.281.3561

AMENDMENT NO. 8 TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

1. **WHEREAS**, The Meadows at Pheasant Run Condominiums is a condominium development pursuant to the laws of the State of Ohio, having been created by Declaration and By-Laws of The Meadows at Pheasant Run Condominiums recorded on August 9, 1994 in Volume 585, Pages 848-899 of the Deed Records of Ashland County, Ohio, as such Declaration has been amended to date;

2. **WHEREAS**, the Declaration and By-Laws Creating and Establishing a Plan for Condominium Ownership under Chapter 5311 of the Revised Code of Ohio for The Meadows at Pheasant Run Condominiums is hereby Amended in accordance with Article XIX by action of the required number of Unit Owners.

3. **WHEREAS**, Article III, Section 2, Item (h) of the aforementioned Declaration and By-Laws regarding placement of signs, which formerly read as follows:

[III, Section 2,] (h). Signs. No sign of any kinds shall be displayed to the public view on the Condominium Property except: (a) on the Common Areas, signs regarding and regulating the use of the Common Areas, provided they are approved by the Board; (b) on the interior side of the window of a Unit, one professionally prepared sign, not in excess of nine square feet in size, advertising the Unit for sale or rent; and (c) on the Common Areas and model Units, signs advertising the sale and/or rental of Units by the Declarant during the initial sale and rental period.

is hereby Amended to read as follows:

[III, Section 2,] (h). Signs. No sign of any kinds shall be displayed to the public view on the Condominium Property except: (a) on the Common Areas, signs regarding and regulating the use of the Common Areas, provided they are approved by the Board; (b) in the case of Realty or For Sale or Lease by Owner signs, one professionally presented sign may be displayed in your window or in the mulch area parallel

to the Unit; and (c) on the Common Areas and model Units, signs advertising the sale and/or rental of Units by the Declarant during the initial sale and rental period.

4. WHEREAS, the undersigned officers of The Meadows at Pheasant Run Condominiums Association certify that the above Amendment was duly adopted in accordance with Article XIX of the Declarations and By-Laws for the Meadows at Pheasant Run Condominiums.

IN WITNESS WHEREOF, said The Meadows at Pheasant Run Condominiums Association has hereunto set its hand this 7th day of December, 2000.

Signed and acknowledged
in the presence of:

Mary Ellen Vaughn
Print
Name MARY ELLEN VAUGHN

By: Robert Schoonover
Robert Schoonover, as
President of the Managing
Board, The Meadows at
Pheasant Run Condominiums
Association

Mary A. Jasper
Print
Name Mary A. Jasper

William E. Shannon
Print
Name William E. Shannon

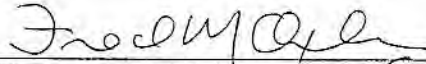
By: Jean Seiter
Jean Seiter, as Secretary
of the Managing Board,
The Meadows at Pheasant
Run Condominiums
Association

Alyxandra L. Schoonover
Print
Name ALYXANDRA L. SCHOONOVER

STATE OF OHIO)
) SS:
COUNTY OF ASHLAND)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named The Meadows at Pheasant Run Condominiums Association, by Robert Schoonover, its President of the Managing Board, who acknowledged that he signed the foregoing instrument and that the same is his fee act and deed and the free act and deed of said Meadows at Pheasant Run Condominiums Association.

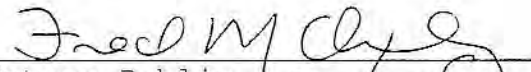
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7th day of December, 2000.


Notary Public. Fred M Oxley
Att. at Law
W. State Commission

STATE OF OHIO)
) SS:
COUNTY OF ASHLAND)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named The Meadows at Pheasant Run Condominiums Association, by Jean Seiter, its Secretary of the Managing Board, who acknowledged that she signed the foregoing instrument and that the same is her fee act and deed and the free act and deed of said The Meadows at Pheasant Run Condominiums Association.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7th day of December, 2000.


Notary Public Fred M Oxley
Att. at Law
W. State Commission

AMENDMENT NO. 9 TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

(Addition of Building 23 and related Common Areas)

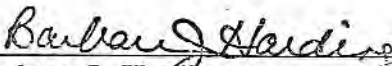
This will certify that copies of this Amendment No. 9 to Declaration of Condominium Ownership with the Description, Unit Information Sheet and Drawings attached thereto as Exhibits A, B and C, respectively, have been filed in the office of the County Auditor, Ashland County, Ohio.

April 30, 2001

3793


Philip H. Leibolt, County Auditor

Received for record April 30th, 2001 at 3:35 o'clock, P m. Recorded April 30th, 2001 in Volume 209, Page 371-382, Ashland County, Ohio.


Barbara J. Harding
County Recorder

Recorder's Fee: \$ 56.00

This Instrument Prepared By:

Lawrence V. Lindberg, Esq.
Baker & Hostetler LLP
1900 East Ninth Street, Suite 3200
Cleveland, Ohio 44114-3485
(216) 621-0200

VOL 209 PAGE 371

**AMENDMENT NO. 9 TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

WHEREAS, The Meadows at Pheasant Run Condominiums is a condominium development pursuant to the laws of the State of Ohio, having been created by Declaration and By-Laws of The Meadows at Pheasant Run Condominiums recorded on August 9, 1994 in Volume 585, Pages 848-899 of the Deed Records of Ashland County, Ohio, as such Declaration has been amended to date;

WHEREAS, The Meadows at Pheasant Run, Ltd., an Ohio limited liability company, with offices at 35290 Detroit Road, Avon, Ohio 44011-1634, hereafter referred to as "Successor Developer," is the owner in fee simple of the hereinbelow described real estate having acquired the same from J&B Investment Co., Inc.; and is the Successor Developer un the Declaration; and

WHEREAS, pursuant to Article XVII of the Declaration, Successor Developer is exercising its option to expand the Condominium Property by adding contiguous real estate upon which there is one (1) building consisting of four (4) units and related common areas, to the provisions of the Declaration and Section 5311 of the Ohio Revised Code.

NOW, THEREFORE, Successor Developer hereby declares:

Article I. Legal Description of Additional Real Estate.

A. The legal description of the real estate being added herein is attached as Exhibit

Article II. General Description of the Buildings.

The unit designation, layout, location, designation, approximate area, numbers of rooms and dimensions of each unit and the layout, location and dimensions of the common areas and facilities to be added, insofar as it is graphically possible, are shown on the set of drawings prepared by John Hancock, Engineer and Surveyor of Sandusky, Ohio. Said drawings are attached hereto as "Amendment No. 9, Exhibit C." The percentage of interest of each such unit is attached hereto as "Exhibit B."

EXHIBIT "A"

AMENDMENT NO. 9

**DESCRIPTION OF PARCEL
FOR
THE MEADOWS AT PHEASANT RUN**

April 20, 2001

Situate in the State of Ohio, County of Ashland, Township of Montgomery, City of Ashland, and being part of the Northwest Quarter of Section No. 21, and being more particularly described as follows:

Beginning, for reference, at a 1" iron rod found in the centerline of Davis Road at the Northeast corner of the Northwest Quarter of Section No. 21; thence, S 3° 49' 52" W with said centerline and with the east line of the Northwest Quarter of Section No. 21, a distance of 88.77 feet to a railroad spike found; thence, N 86° 10' 08" W, a distance of 210.18 feet to a railroad spike found; thence, N 16° 57' 21" W, a distance of 95.33 feet to a railroad spike found in the north line of the Northwest Quarter of Section No. 21; thence, N 86° 05' 11" W with said line, a distance of 95.00 feet to a ½" iron rod found; thence, S 3° 55' 27" W, a distance of 169.78 feet to a 1/2" iron rod set and the TRUE POINT OF BEGINNING for this description;

thence, S 3° 55' 27" W, a distance of 169.22 feet to a ½" iron rod found;

thence, S 80° 15' 51" W, a distance of 40.66 feet to a ½" iron rod set;

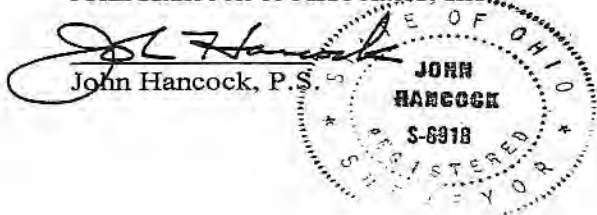
thence, N 86° 05' 11" W, a distance of 88.27 feet to a railroad spike set;

thence, N 3° 55' 27" E, a distance of 178.83 feet to a ½" iron rod set;

thence, S 86° 05' 11" E, a distance of 127.78 feet to the point of beginning, containing 0.5202 acres of land, more or less, subject to easements of record.

Bearings are based on the east line of the Northwest Quarter of Section No. 21 bearing S 3° 49' 52" W.

John Hancock & Associates, Inc.



John Hancock, P.S.

EXHIBIT B

**AMENDMENT NO. 9 TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

UNIT INFORMATION SHEET

Unit Designation	Unit Type	Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage) 2 (Two Bedroom - 2 Car Garage) 3 (Three Bedroom - 2 Car Garage)		
Bldg. 1-A	2	1.051	1.592
Bldg. 1-B	2	1.051	1.592
Bldg. 2-A	1	1.000	1.514
Bldg. 2-B	1	1.000	1.514
Bldg. 2-C	1	1.000	1.514
Bldg. 2-D	1	1.000	1.514
Bldg. 3-A	3	1.133	1.716
Bldg. 3-B	1	1.000	1.514
Bldg. 3-C	3	1.133	1.716
Bldg. 3-D	1	1.000	1.514
Bldg. 4-A	1	1.000	1.514
Bldg. 4-B	1	1.000	1.514
Bldg. 4-C	2	1.051	1.592
Bldg. 4-D	2	1.051	1.592
Bldg. 5-A	3	1.133	1.716
Bldg. 5-B	3	1.133	1.716
Bldg. 5-C	2	1.051	1.592
Bldg. 5-D	2	1.051	1.592
Bldg. 6-A	2	1.051	1.592
Bldg. 6-B	1	1.000	1.514
Bldg. 6-C	2	1.051	1.592
Bldg. 6-D	1	1.000	1.514

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 7-A	3		1.133	1.716
Bldg. 7-B	1		1.000	1.514
Bldg. 7-C	3		1.133	1.716
Bldg. 7-D	1		1.000	1.514
Bldg. 8-A	3		1.133	1.716
Bldg. 8-B	3		1.133	1.716
Bldg. 8-C	3		1.133	1.716
Bldg. 8-D	3		1.133	1.716
Bldg. 9-A	3		1.133	1.716
Bldg. 9-B	3		1.133	1.716
Bldg. 9-C	2		1.051	1.592
Bldg. 9-D	2		1.051	1.592
Bldg. 10-A	3		1.133	1.716
Bldg. 10-B	3		1.133	1.716
Bldg. 10-C	2		1.051	1.592
Bldg. 10-D	2		1.051	1.592
Bldg. 11-A	2		1.051	1.592
Bldg. 11-B	2		1.051	1.592
Bldg. 11-C	2		1.051	1.592
Bldg. 11-D	2		1.051	1.592
Bldg. 21-A	2		1.051	1.592
Bldg. 21-B	2		1.051	1.592
Bldg. 21-C	2		1.051	1.592
Bldg. 21-D	2		1.051	1.592
Bldg. 22-A	2		1.051	1.592
Bldg. 22-B	2		1.051	1.592
Bldg. 22-C	2		1.051	1.592
Bldg. 22-D	2		1.051	1.592

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 23-A		3	1.133	1.716
Bldg. 23-B		3	1.133	1.716
Bldg. 23-C		2	1.051	1.592
Bldg. 23-D		2	1.051	1.592
Bldg. 24-A		2	1.051	1.592
Bldg. 24-B		2	1.051	1.592
Bldg. 25-A		3	1.133	1.716
Bldg. 25-B		3	1.133	1.716
Bldg. 25-C		2	1.051	1.592
Bldg. 25-D		2	1.051	1.592
Bldg. 26-A		2	1.051	1.592
Bldg. 26-B		2	1.051	1.592
TOTAL:			66.026	100.000

AMENDMENT NO. 9 - EXHIBIT 'C'

THE MEADOWS AT PHEASANT RUN

PHASE 6

CITY OF ASHLAND, ASHLAND COUNTY, OHIO

LOT AREA
0.52022 AC. = 22,661.33 SF

UNIT AREAS		LIMITED COMMON AREA	
BUILDING NO. 23-FIRST FLOOR		BUILDING NO. 23	
UNIT A	1621.7 SF	UNIT A	797.1 SF
UNIT B	1621.7 SF	UNIT B	717.1 SF
UNIT C	1621.7 SF	UNIT C	783.3 SF
UNIT D	1621.7 SF	UNIT D	721.3 SF
	6486.8 SF		3018.8 SF

UNIT AREAS

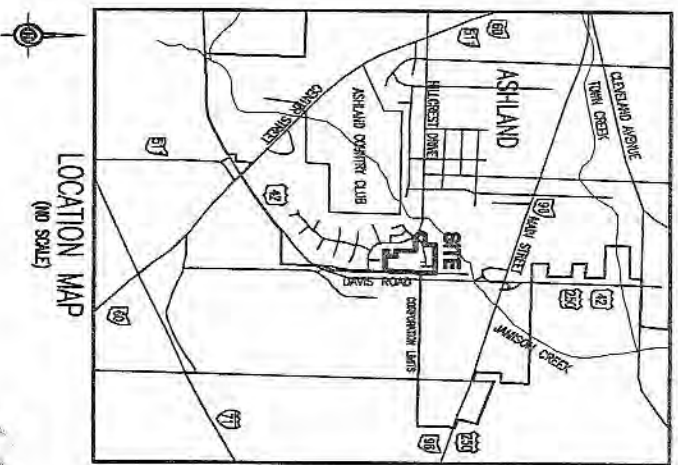
BUILDING NO. 23-SECOND FLOOR

UNIT A	278.3 SF
UNIT B	278.3 SF
UNIT C	0 SF
UNIT D	0 SF
	556.6 SF

NOTE: UNIT AREAS ARE DETERMINED FROM OUTSIDE FOUNDATION WALLS TO CENTERLINE OF COMMON WALLS.

COMMON AREA

TOTAL LOT AREA	22,661.3 SF
BUILDING AREA BUILDING NO. 23	-6486.8 SF
LIMITED COMMON AREA BUILDING NO. 23	-3018.8 SF
NET ADDITIONAL COMMON AREA THIS AMENDMENT	13155.7 SF



DESCRIPTION

SITUATED IN THE CITY OF ASHLAND, TOWNSHIP OF MONTGOMERY, COUNTY OF ASHLAND, STATE OF OHIO AND KNOWN AS BEING PART OF THE NORTHWEST QUARTER OF SECTION NO. 21.

ENGINEER'S AND SURVEYOR'S CERTIFICATION

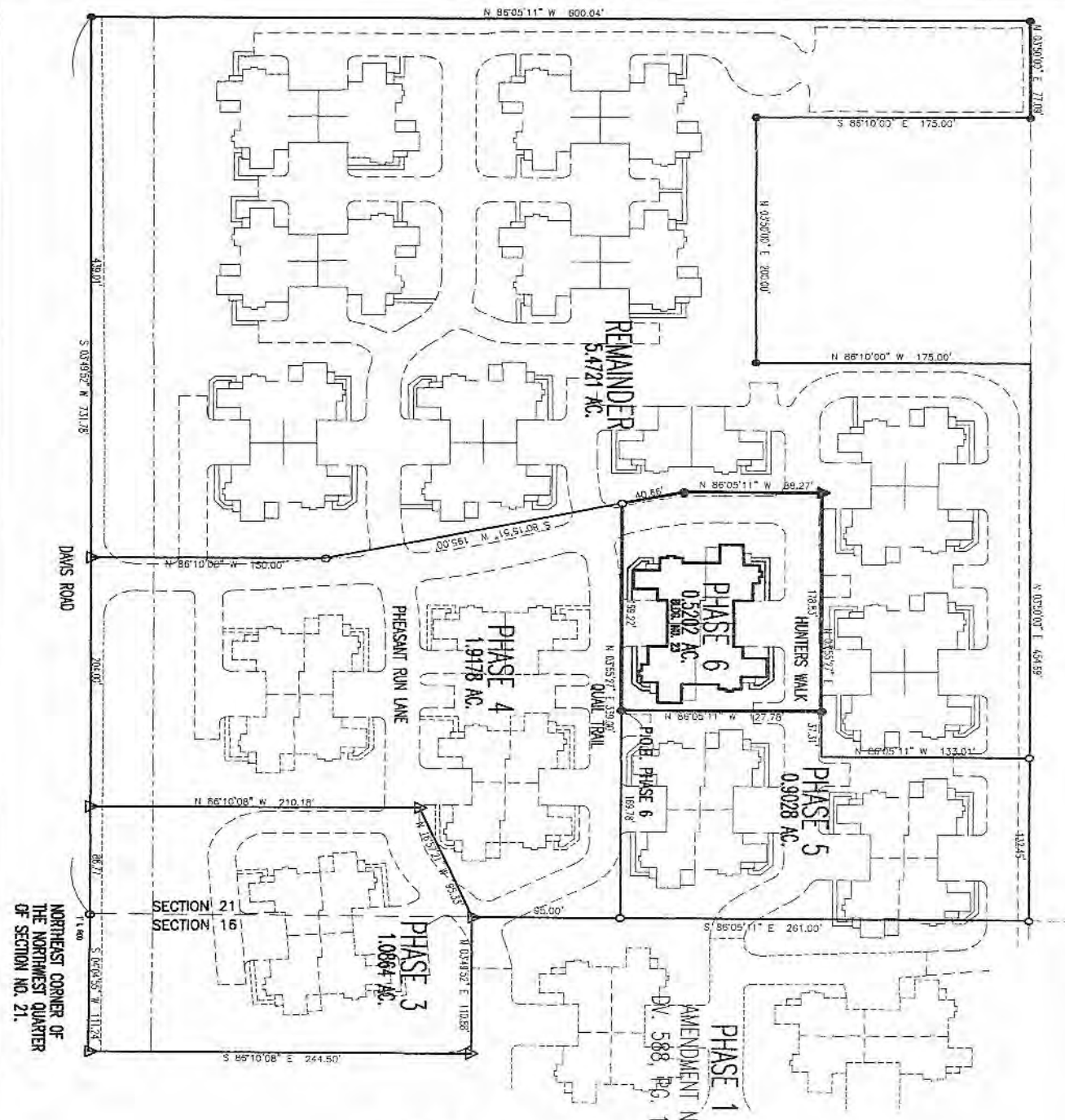
I HEREBY CERTIFY THAT THE WITHIN DRAWINGS 1 THRU 5 CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED, AND THAT THE PLAT SHOWN HEREIN WAS PREPARED FROM A SURVEY MADE BY THE OFFICE OF JOHN HANCOCK & ASSOCIATES, INC., AND IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4, SECTION 21, AND ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

John Hancock
 JOHN HANCOCK
 REGISTERED ENGINEER NO. 39214
 REGISTERED SURVEYOR NO. 6918
 APRIL 18, 2001



AMENDMENT NO. 9
EXHIBIT 'C'

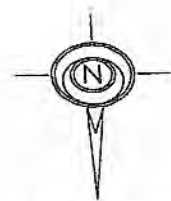
JOB NO.: 96597 JOB DT: T/W PLE NO.: 965-PC00NR DATE: 3/30/01 SCALE: NONE SHEET NO.: 1 OF 5	THE MEADOWS AT PHEASANT RUN PHASE 6 CITY OF ASHLAND, ASHLAND COUNTY, OHIO COVER SHEET	<i>John Hancock & Associates</i> INCORPORATED ENGINEERS - SURVEYORS 326 E. MARKET STREET SANDUSKY, OHIO 44870 (419) 625-7838
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NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION NO. 21.

SECTION 21
SECTION 16

- LEGEND**
- IRON ROD SET (1/2")
 - IRON ROD FOUND (1/2")
 - △ RAILROAD SPIKE FOUND
 - ▲ RAILROAD SPIKE SET

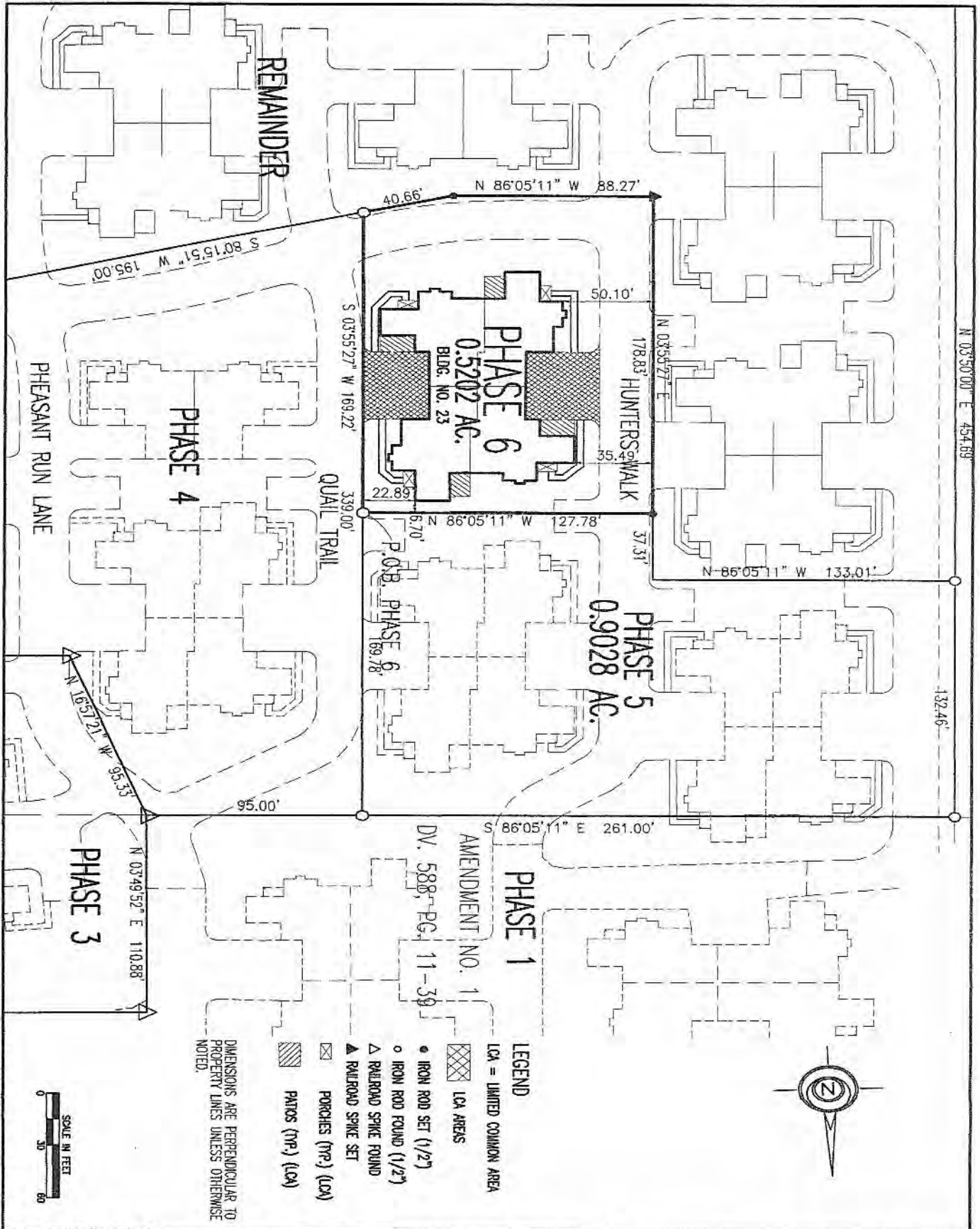


AMENDMENT NO. 9
EXHIBIT "C"

JOB NO.:	96597
DRAWN BY:	TJM
FILE NO.:	965-PH6
DATE:	3/30/01
SCALE:	1" = 100'
SHEET NO.:	2 of 5

THE MEADOWS AT PHEASANT RUN
PHASE 6
CITY OF ASHLAND, ASHLAND COUNTY, OHIO

John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET STREET SANDUSKY, OHIO 44870
(419) 625-7838






AMENDMENT NO. 9
EXHIBIT "C"

- LEGEND**
- LCA = LIMITED COMMON AREA
 - LCA AREAS
 - IRON ROD SET (1/2")
 - IRON ROD FOUND (1/2")
 - △ RAILROAD SPIKE FOUND
 - ▲ RAILROAD SPIKE SET
 - ▣ PORCHES (TRP) (LOA)
 - ▤ PATIOS (TRP) (LOA)
- DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.

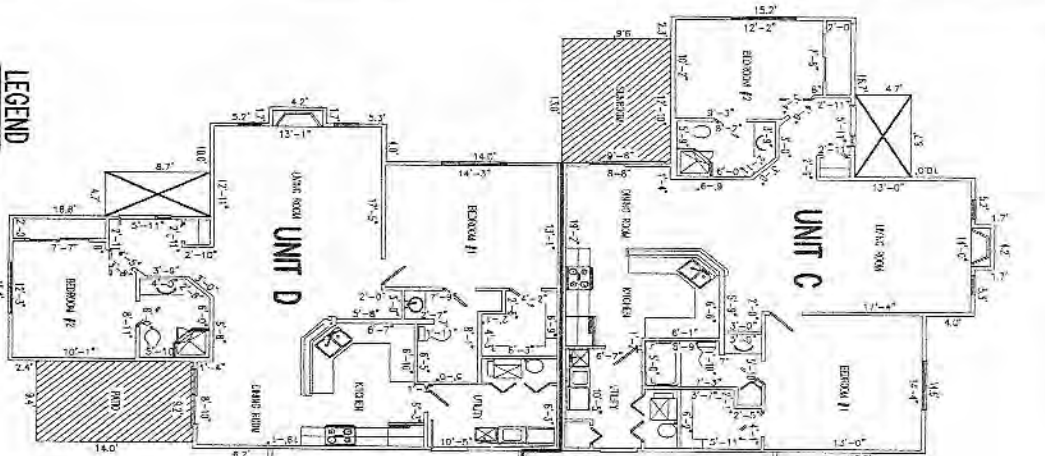
THE MEADOWS AT PHEASANT RUN
PHASE 6
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO
PHASE 6 - SITE PLAN

John Hancock & Associates
 INCORPORATED
 ENGINEERS - SURVEYORS
 326 E. MARKET STREET SANDUSKY, OHIO 44870
 (419) 625-7838

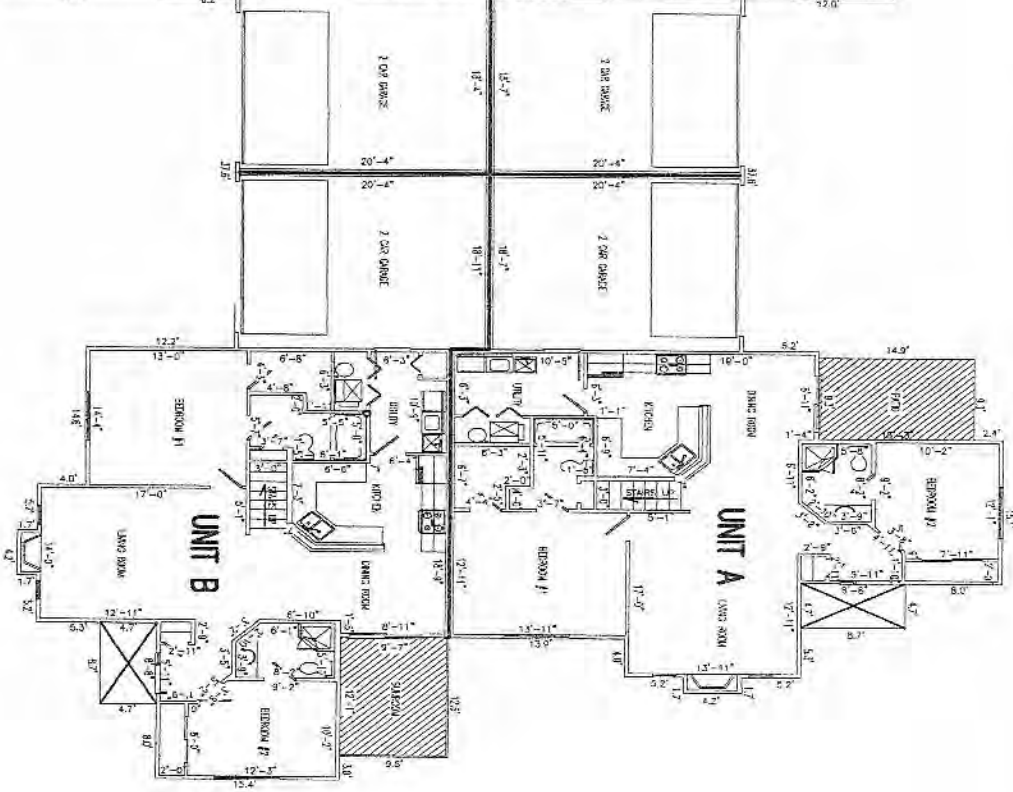
JOB NO.	96997
DRAWN BY	TJM
FILE NO.	965-PLAT
DATE	3/30/01
SCALE	1" = 60'
SHEET NO.	3 of 5

-  LCA AREAS
-  PORCHES (TRP) (LCA)
-  PATIOS (TRP) (LCA)

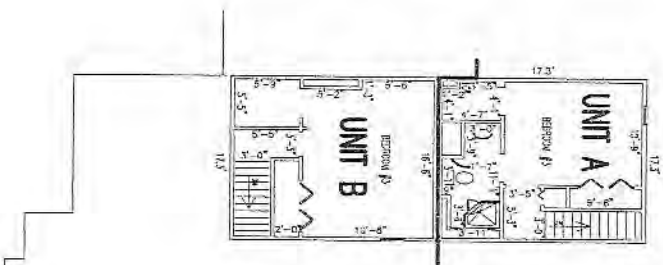
LEGEND
LCA = UNITED COMMON AREA



BUILDING NO. 23 FIRST FLOOR
SCALE 1/16" = 1'-0"



BUILDING NO. 23 SECOND FLOOR
SCALE 1/16" = 1'-0"

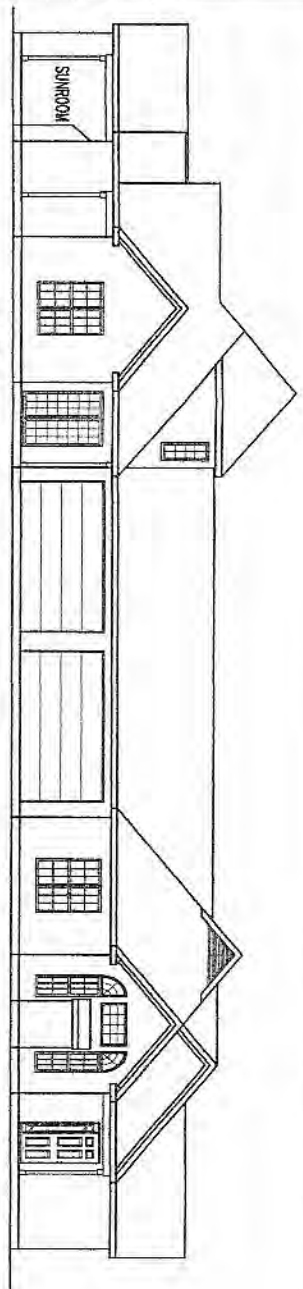


AMENDMENT NO. 9
EXHIBIT 1C

JOB NO.:	9697
DRN BR.:	TW
FILE NO.:	905-BD023
DATE:	4/2/01
SCALE:	1/16" = 1'-0"
SHEET NO.:	4 of 5

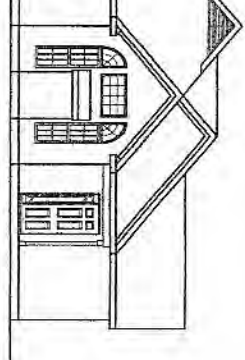
THE MEADOWS AT PHEASANT RUN
PHASE 6
CITY OF ASHLAND, ASHLAND COUNTY, OHIO
BUILDING NO. 23 - UNITS A, B, C & D

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(419) 625-7838



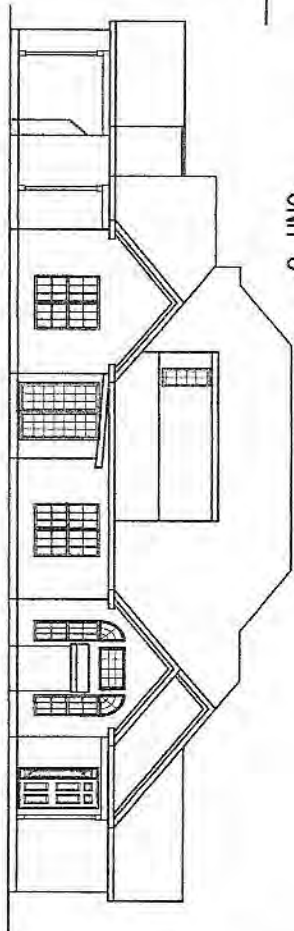
UNIT A

WEST ELEVATION
SCALE 1/16" = 1'-0"



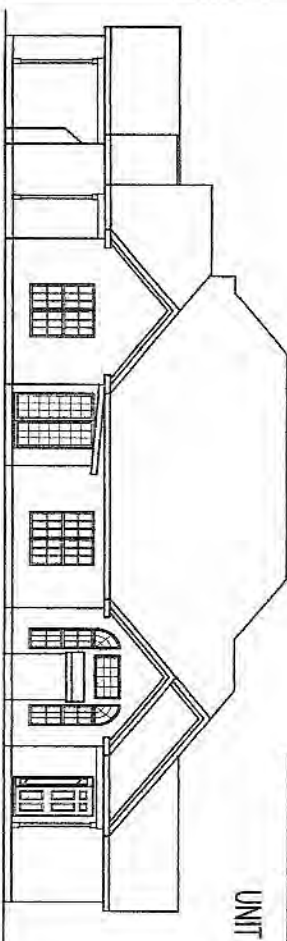
UNIT C

NORTH ELEVATION
SCALE 1/16" = 1'-0"



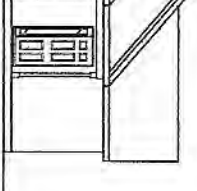
UNIT B

UNIT A

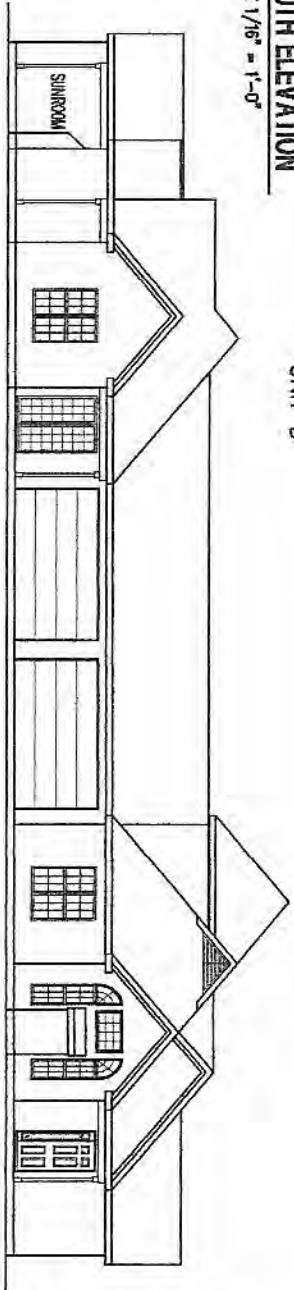


UNIT C

SOUTH ELEVATION
SCALE 1/16" = 1'-0"



UNIT D



UNIT D

EAST ELEVATION
SCALE 1/16" = 1'-0"

UNIT B

UNIT B

ASPHALT SHINGLE ROOF
VINYL SIDING

THE MEADOWS AT PHEASANT RUN
PHASE 6
CITY OF ASHLAND, ASHLAND COUNTY, OHIO
BUILDING NO. 23 - UNITS A, B, C & D

John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET STREET SANDUSKY, OHIO 44870
(419) 625-7838

JOB NO.: 96597
DWN BY: TJM
FILE NO.: 965-ELEV/
DATE: 3/30/01
SCALE: 1/16" = 1'-0"
SHEET NO.: 5 OF 5

AMENDMENT NO. 9
EXHIBIT "C"

AMENDMENT TO NO. 10 TO DECLARATION OF CONDOMINIUM OWNERSHIP

FOR

THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

(Extension of Period to Expand Condominium)

This will certify that copies of this Amendment No. 10 to Declaration of Condominium Ownership has been filed in the office of the County Auditor, Ashland County, Ohio.

July 11, 2002

Philip H. Leibolt, Auditor
Philip H. Leibolt, County Auditor

6553

Received for record July 11, 2002 at 3:12 o'clock, P. m. Recorded July 11,
 , 2002 in Volume 277, Page 452-455, Ashland County, Ohio Records.

Barbara J. Harding
Barbara J. Harding, County Recorder

Recorder's Fee: \$ 24.00

This Instrument Prepared By:

Lawrence V. Lindberg, Esq.
Baker & Hostetler, LLP
1900 East Ninth Street, Suite 3200
Cleveland, Ohio 44114-3485
(216) 621-0200

**AMENDMENT TO NO. 10 TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

WHEREAS, The Meadows at Pheasant Run Condominiums is a condominium development pursuant to the laws of the State of Ohio, having been created by Declaration and By-Laws of The Meadows at Pheasant Run Condominiums recorded on August 9, 1994 in Volume 585, Pages 848-899 of the Deed Records of Ashland County, Ohio, as such Declaration has been amended to date;

WHEREAS, The Meadows at Pheasant Run, Ltd., an Ohio limited liability company, with offices at 35290 Detroit Road, Avon, Ohio 44011-1634, hereafter referred to as "Successor Declarant," is the successor to J&B Investment Co., Inc., as Declarant unto the Declaration;

WHEREAS, by Amendment No. 6 to Declaration of Condominium Ownership for the Meadows at Pheasant Run Condominiums and pursuant to Article XVII of the Declaration, Successor Declarant extended the period to expand the Condominium Property for an additional three (3) years; and

WHEREAS, Successor Declarant wishes to further extend the period to expand the Condominium Property for an additional three (3) years ending August 9, 2005 and has obtained the consent of the requisite Unit Owners.

NOW, THEREFORE, Successor Declarant hereby declares:

Article I.

Successor Declarant hereby extends its option to expand the Condominium Property for an additional three (3) years ending August 9, 2005. Successor Declarant certifies that it has obtained the requisite consents of Unit Owners, other than Successor Declarant, to this extension and Amendment which consents are on file in the office of the Association.

Article II.

For purposes of this Amendment and any and all prior Amendments to Declaration, the terms "Successor Declarant" and "Successor Developer" shall mean the successor in interest to Declarant under Declaration.

IN WITNESS WHEREOF, said limited liability company has hereunto set its hand this 3rd day of July, 2002.

Signed and acknowledged in the presence of,

THE MEADOWS AT PHEASANT RUN, LTD.

Delia A. Lannon
Print Name Delia A. Lannon

By: Joseph R. Scaletta
Joseph R. Scaletta, its
Managing Member

Abigail J. Sear
Print Name Abigail J. Sear

Certificate of The Meadows at Pheasant Run Homeowners Association, Inc.

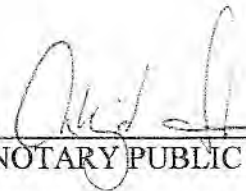
The undersigned officer of The Meadows at Pheasant Run Homeowners Association, Inc. certifies that consents of more than 2/3rds of the Lot Owners have been obtained to the extension described in this Amendment.

By: Carolyn Ray
Its: President Carolyn Ray

STATE OF OHIO)
)SS:
COUNTY OF LORAIN)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named **The Meadows at Pheasant Run, Ltd.** By Joseph Scaletta, its Managing Member, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed individually and the free act and deed of said Ohio limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal
this 3rd day of July, 2002


Abigail Sear
Notary Public, State of Ohio
My Commission Expires 12-25-05

NOTARY PUBLIC